

32 Cosgrove Street, Breakwater, Vic 3219

House For Sale

Tuesday, 21 November 2023

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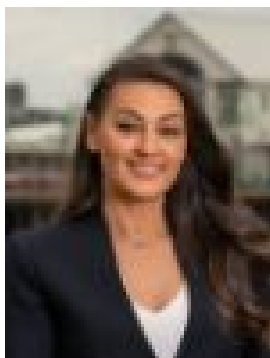
Bedrooms: 3

Bathrooms: 1

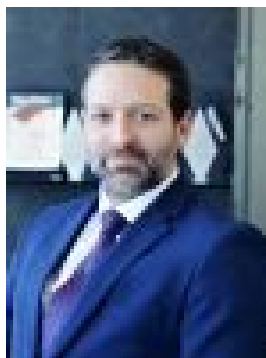
Parkings: 4

Area: 770 m2

Type: House



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Dion Plumb
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\$580,000 - \$620,000

On behalf of our sellers, the Award-Winning team at Barry Plant Geelong, proudly presents by way of Private Sale, 32 Cosgrove Street, Breakwater. An opportunity of such proportions is one that is immediately enticing to those that wish to acquire a home on a land component that endorses an incredible framework for development, or to those that seek a strong rental yield, as the home is currently occupied by a wonderful tenant who is happy to remain. The tenancy arrangement currently in place is month to month, at a weekly income of \$500. First home buyers who seek an opportunity to enter the market at a realistic price point, we welcome your attendance. Standing proudly and only metres from the famous Geelong Racecourse is a home that is certain to stimulate positive thoughts. At entry point you will be welcomed by an open style floorplan that provides you with a lounge and adjoining kitchen/meals area, the kitchen overlooks a large rear yard that awaits development, or expansion of the current home - the choice in which direction is most viable, is entirely yours. Three exceptional size bedrooms provide plenty of accommodation for the growing family, a renovated central bathroom serves this area of the home. Externally, you are enthralled by the home's incredible land size - the endless options will immediately cement in your mind. Breakwater is a tightly held location that offers minimal homes available to purchase. Consolidate in your mind, the proposal on offer stands proudly on 770m² of land approx. and within 3.9km from the heart of Geelong's CBD/Waterfront. You are only minutes from the High Street shopping precinct, Geelong Racecourse, Newcomb Central Shopping Centre, GMHBA Stadium, Bellarine Village, Geelong High School, Geelong East Primary School and much more.