

**32 Fairbrae Avenue, Belmont, Vic 3216**

**McGrath**

**House For Sale**

Tuesday, 28 May 2024

32 Fairbrae Avenue, Belmont, Vic 3216

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 774 m2**

**Type: House**



Wayne Baker  
0418521221



David Cortous  
0416164336

**\$795,000 - \$870,000**

Discover the potential of this mid-century classic awaiting rejuvenation. Nestled in this prime Belmont location situated on a corner allotment of over 770sqm approx. with views of the Highton Hills and Barwon River. This 3-bedroom home offers an ideal canvas for renovation enthusiasts or developers. Each bedroom boasts built-in robes and ceiling fans for comfort. The central bathroom ensures convenience while the open-plan dining and living area welcomes ample natural light through expansive windows. Stay cosy year-round with heating and cooling options, including separate electric heating in the living area. The large and bright kitchen, adorned with north-facing windows, invites culinary creativity. A versatile family room, complete with a private shower and gas heating with evaporative cooling, adds flexibility to the layout. Step outside to an inviting outdoor area, perfect for BBQs, soaking up the sun, and watching children play or dogs run around in the expansive garden. Parking is a breeze with two carports featuring lock-up roller doors, complemented by a third garage or workshop for added versatility. Enjoy the short walk to the Barwon River, Balyang Sanctuary, and Barwon Valley Fun Park. Shopping is convenient with a 5-minute drive to either Highton Shopping Village or Belmont Shopping Village, and just 10 minutes to Waurin Ponds Shopping Centre or 15 minutes to Geelong CBD, Eastern Beach, and Geelong Train Station. Embrace the opportunity to transform this property into your dream home.- Renovator's delight: mid-century classic.- Three bedrooms with built-in robes and ceiling fans.- Samsung H/C unit and Rinnai Electric heating in living area.- Bright kitchen with north-facing windows.- Family room with private shower and gas heating.- Large outdoor area for BBQs, kids, and pets.- Two carports and a third garage/workshop.- Close to Roslyn Primary and Belmont High.- Walk to Barwon River, Balyang Sanctuary, and fun park.- 5-min drive to Highton/Belmont shops