

**32 Grant Street, Newtown, Vic 3220**

**buxton**

**Sold House**

Monday, 14 August 2023

32 Grant Street, Newtown, Vic 3220

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 750 m2**

**Type: House**



Patrick Iredell  
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## Contact agent

This charming 60's brick home, nestled in a beautiful tree-lined street, offers a rare opportunity for you to create your perfect sanctuary or build your dream home (STCA) on an expansive 750m<sup>2</sup> (approx) allotment. Surrounded by stunning homes and located just a stone's throw away from Geelong's finest private schools like St Josephs and Geelong College. The location couldn't be more ideal! With a north-facing rear yard, you'll have the perfect orientation to design the ideal family floorplan and a wonderful entertaining space. Let your imagination run wild and make this place truly yours. This home has been cherished by the same family for over 40 years, boasting rich history and undeniable street appeal. With gorgeous period features, such as the large balcony and bold windows, showcasing the true character. Step inside to discover beautiful hardwood floorboards, three cozy bedrooms, a central kitchen, and a bathroom. The generous rear yard, with its mature trees and lush garden, offers a serene outdoor escape for your family to enjoy. With undercover parking for 2 cars and additional storage space that spans the length of the house. Convenience and functionality combined! The possibilities are endless for the astute purchaser seeking a central Newtown location and a chance to add their personal touch through renovation or a complete rebuild. Close proximity to St Joseph's College, The Geelong College and Fyans Park Primary School just a few hundred meters away. A short walk to the Barwon River, sporting facilities, and cosmopolitan Pakington Street this is one not to be missed.