

**32 Maud Street, Geelong, Vic 3220**



**House For Sale**

Tuesday, 2 April 2024

32 Maud Street, Geelong, Vic 3220

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Stew Farrell  
0352018070



Carl McCann  
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**\$1,155,000 - \$1,195,000**

Set in one of central Geelong's most prestigious streets, this elegant Victorian residence has been tastefully updated throughout to retain its original character whilst offering classic contemporary living with all your modern comforts. Set on a generous 609m<sup>2</sup> (approx.) allotment with rear access, within walking distance of the CBD, Waterfront, medical precinct, local cafes and restaurants, GMHBA Stadium, and South Geelong Station, enjoy an outstanding city fringe lifestyle in a relaxed community atmosphere. A picture of elegance, the Victorian façade is set behind established cottage gardens. Inside, grand period features include polished timber floors, high ceilings, decorative cornice and ceilings, picture rails, hallway arch and original fireplaces. Off the entry, the master bedroom features built-in robes and an elegant ensuite finished in classic subway tiles with feature floor tiles, vanity with marble benchtop, spacious shower, quality tapware and heated towel rail. Two further rooms include fireplaces, one with built-in robes, offering versatile spaces that can also be used as additional living spaces. The main bathroom has been exquisitely updated featuring a large freestanding bath as its centrepiece. A separate study provides a quiet space to work from home equipped with built-in shelving. The rear of the home transitions to a light-filled open plan kitchen, dining and living area. The high-end kitchen features marble benchtops, original oven hearth with 900mm InAlto oven and cooktop, brand new Smeg dishwasher, wine fridge, excellent storage provisions, ample bench space and stunning pendant lighting. Positioned to overlook the dining and alfresco, this is the perfect layout for those who love to entertain. Outside, the undercover alfresco enjoys an easy connection with the living via beautiful French doors, providing a private space to wine and dine with electric outdoor blinds allowing for year-round use. An adjoining firepit area includes built-in seating, offering an alternative space to entertain, and a secure lawn area accommodates a wonderful area for the kids or pets to play, bordered by established trees. Rear access leads to a carport and garage which includes workshop space and a home office with built-in desk and storage. Designed with modern comforts and energy efficiency in mind, additional features include central heating, Daikin split system heating and cooling, roller shutter blinds, x.kw solar panels, Bosch alarm system, large laundry with storage and built-in ironing board, and additional linen storage. Highly sought after and tightly held, here is your opportunity to secure a magnificent character home in iconic Maud Street and enjoy a lifestyle few locations can match. Terms: 10% Deposit, 60 day Settlement. For alternative arrangements, please discuss with agent.