

**322 Aberdeen Street, Manifold Heights, Vic 3218**

**GARTLAND**

**House For Sale**

Monday, 22 April 2024

322 Aberdeen Street, Manifold Heights, Vic 3218

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 653 m2**

**Type: House**



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**\$1,300,000 - \$1,400,000**

This Californian Bungalow has been transformed into a spacious haven for the whole family to enjoy. As soon as you step inside the front door, you'll be amazed at the sense of peace and privacy this property offers. The interiors showcase a seamless union of period charm and contemporary style, with soaring ceilings and decorative plasterwork paying tribute to the home's history. You'll love that recent updates over the last few years include re-wiring, re-plumbing, a new kitchen and new bathrooms. The open plan living/dining/kitchen zone provides a wealth of space for everyday enjoyment and hosting loved ones. The cooler months will entice you to curl up by the gas log fireplace, while summer will inspire you to open the doors onto the north-facing entertaining deck. Boasting an outdoor kitchen and built-in seating, this outdoor setting is the perfect place to enjoy get-togethers with family and friends. A barn door opens onto the generous lounge, which creates the perfect retreat for family movie nights. The kitchen exudes modern elegance with stone waterfall benchtops, a butler's pantry and an abundance of storage. Entertaining is a breeze with quality appliances including two integrated Bosch dishwashers, Bosch double oven and Bora induction cooktop/teppanyaki plate. Additionally, the property has a 12 kW solar system. Zoned to the rear of the home for privacy, the main bedroom features a study nook, walk-in robe and direct backyard access. The en suite showcases the latest in on-trend luxury with floor-to-ceiling tiling, an open shower and dual vanity. Three additional bedrooms with built-in robes are serviced by the equally stunning main bathroom, which features an open shower and clawfoot tub. Stone benchtops enhance all wet areas, including the laundry and stylish powder room. The automatic front gate provides secure vehicle access to the long driveway and remote double garage, while double gates provide backyard vehicle access via a rear lane. Other features include ducted heating, a split-system air conditioner, solar panels, keyless entry and a front gate with pincode access. A carefree lifestyle is yours to keep with local shops, Woolworths Newtown, and a Medical Centre just footsteps away. A variety of local cafes are also within walking distance, along with Newtown Primary School and Newtown's private colleges. The delights of Pakington Street and the Geelong CBD are moments away, while the Barwon River is close by for scenic strolls. Easy Ring Road access keeps you connected to both Melbourne and the Surf Coast. Potential rent return at \$850 - \$870 per week. To discuss in further detail please contact Emily Reid on 0477 922 969.