

**34 Britannia Street, Geelong West, Vic 3218**



**House For Sale**

Tuesday, 14 November 2023

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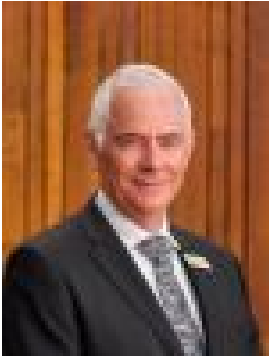
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 522 m2**

**Type: House**



Terry Cleary  
0400004772



Riley Kirkwood  
0427996705

**\$849,000 - \$889,000**

Welcome to your townhome in the heart of popular Geelong West. This charming property offers a delightful combination of style, space, and convenience. As you enter through the picturesque picket fences, you'll be greeted by a deceptively spacious home situated on approximately 521m<sup>2</sup>. The location of this property is truly exceptional, providing a brilliant lifestyle opportunity. You'll find yourself centrally positioned between the vibrant attractions of Pakington Street and Shannon Avenue. Enjoy easy access to great shopping options, fresh food grocers, larger supermarkets, cozy cafes, and the reputable St Patrick's Primary School. Upon entering the tiled entryway, you'll discover the first living zone, offering a comfortable and welcoming atmosphere with plush carpeting. Opposite this area is the generously sized master bedroom, featuring a full ensuite with a sleek frameless shower and a convenient walk-in robe. Moving further into the home, the floor plan effortlessly flows into the open plan second living zone, a spacious dining area, and a great kitchen, all of which offer delightful views of the lush green garden. The kitchen itself is well-equipped with an under bench oven, a gas cooktop, a dishwasher, a return bench, and ample cupboard space for all your storage needs. Glass sliding doors lead out to the beautiful undercover alfresco area, complete with a fernery, creating a perfect spot for relaxation and entertaining. The oversized single garage, featuring both front and rear remote roller doors, provides secure parking and convenient access. Bedrooms two and three sit on either side of the separate toilet and the main bathroom with a corner shower, bath and vanity. Bedroom two is fitted with built-in robes, while bedroom three boasts a walk-in robe, providing plenty of storage options for all occupants. For added privacy, security, and energy efficiency, roll-down window shutters have been installed on the main windows. Additionally, the home offers ducted heating and a large reverse cycle air conditioner, ensuring year-round comfort for all residents. The well-established low maintenance block boasts a delightful garden, with a cleverly hidden garden shed for convenient storage of tools and equipment. Don't miss the opportunity to experience the perfect blend of style, space, low maintenance living and convenience in this unbeatable location. • Low Maintenance/Single Level/Own Title • Two Living Zones/Delightful Covered Alfresco • Unbeatable Location- Close to Important Amenities \*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent. \*\*Photo ID is required at all open for inspections.\*