

**348 Myers Street, East Geelong, Vic 3219**

**buxton**

**House For Sale**

Friday, 19 April 2024

348 Myers Street, East Geelong, Vic 3219

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 487 m2**

**Type: House**



Ian Nichols

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Carl McCann

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**\$1,190,000 - \$1,290,000**

Set on the city fringe, moments from the Eastern Gardens, this classic period home accommodates a wonderful lifestyle in leafy surrounds. Combining the elegance of its original era married with functional open plan living, this is an outstanding opportunity to secure a beautiful character home in a premium pocket of the East. Set on a 487m<sup>2</sup> (approx.) allotment with rear lane access, within walking distance of the CBD, Waterfront, medical precinct, Garden Street shopping and cafes, and only 5 minutes (approx.) from South Geelong Station, enjoy an idyllic community lifestyle with all the advantages of central living. The charming Victorian façade is set behind a picket fence and blooming cottage gardens. Stepping inside, the interiors showcase character features including original lining boards, high ceilings, and ceiling roses, with a long central hallway taking your eye through the length of the home. Three generous bedrooms all include built-in robes, serviced by a spacious central bathroom plus second wc. A formal lounge in the original section of the home features a stunning ornate fireplace, chandelier, and rich colour palette, providing an ambient space to relax or entertain. The rear of the home transitions to a light-filled open plan kitchen, dining and living area with beautiful polished timber floorboards. The classic kitchen features an island bench, quality stainless steel appliances including 600mm oven, 900mm gas cooktop, Miele semi-integrated dishwasher, and generous storage provisions. Positioned to overlook the dining and alfresco, this is the perfect layout for entertaining indoors and out. Outside, the alfresco enjoys an easy connection with the living via glass sliders, offering a private space to wine and dine, or sit and watch the kids or pets at play on a lush lawn area bordered by picturesque gardens. Rear lane access to a double remote garage accommodates excellent off-street parking, with space for further off-street parking of an additional vehicle, boat, van or trailer. A classic period home in a spectacular location, this is an opportunity not to be missed! Terms: 10% Deposit, 60 day Settlement. For alternative arrangements, please discuss with agent.