

**35 Hope Street, Geelong West, Vic 3218**

**JellisCraig**

**Sold House**

Friday, 22 September 2023

35 Hope Street, Geelong West, Vic 3218

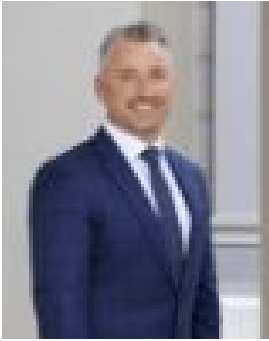
**Bedrooms: 4**

**Bathrooms: 1**

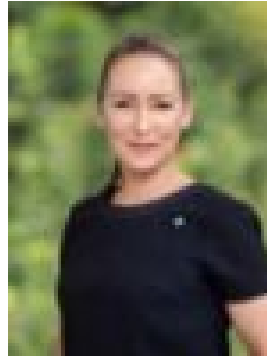
**Parkings: 3**

**Area: 743 m2**

**Type: House**



Marcus Falconer  
0417376025



Rena Maniatakis Maniatakis  
0423037828

**\$1,080,000**

Unlock a rare opportunity to snare a large parcel of land in sought-after Geelong West and return this spacious character residence to its former glory. Or design your dream home or high-end townhouses (STCA) for the 743sqm (approx.) allotment, to take advantage of the prime position within walking distance of Pakington St shops and cafes, Geelong train station, the city centre and waterfront. On one of Geelong West's most popular streets, the home has been in the one family for almost 50 years. The deep property is the ultimate blank canvas, with appeal for renovators, executive living options, investors or a busy family wanting a convenient base. Rent or live in the neat home while you assess your options, with the existing layout featuring a large living room, adjoining kitchen with meals area, four bedrooms, central bathroom with bath and shower, laundry, split-system heating/cooling and separate toilet. Original features include high ceilings, a wide entry hall and timber mantelpiece in the lounge. Multiple parking and storage options are provided by a double garage, long drive and sheds at the rear of the property. Convenience is a huge drawcard, with a range of Geelong's best schools, supermarkets, parks and sports facilities, Deakin University, bayside leisure activities, the hospital precinct and Ring Road all within easy reach.