

**36 Peacock Avenue, Norlane, Vic 3214**



**Sold House**

Saturday, 2 September 2023

36 Peacock Avenue, Norlane, Vic 3214

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 608 m2**

**Type: House**



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**\$440,000**

This property presents an excellent opportunity to enter the market or expand your investment portfolio, situated on approximately 608m<sup>2</sup> of land. Offering a range of possibilities, this home is suitable for immediate occupancy while also holding the potential for further enhancements or redevelopment (STCA). Boasting two spacious bedrooms, both equipped with built-in robes and ceiling fans, a comfortable dining/lounge area, an updated kitchen and a centrally located bathroom, this light-filled, lovingly cared-for home provides an appealing and functional layout. The exterior features a single lock-up garage (SLUG) and an expansive, securely-gated rear yard, complemented by an inviting garden. With convenient access to both Melbourne and Geelong City, this Norlane West property is ideally located. Its proximity to shops, schools, kindergartens, and daycare facilities makes it even more appealing. Seize this opportunity to position yourself for the future by taking advantage of the potential this property offers. Whether you're looking to move in right away, nest or invest, embark on a renovation journey or explore development possibilities down the line, this property caters to a variety of aspirations.- Perfectly packaged on 608m<sup>2</sup> (approx.)- Close to Bell Post Hill Shopping Centre- Well-placed near schools, kindergartens and childcare- Solar hot water system, providing endless hot water- Split-system heating/air-conditioning- Built-in robes and ample storage- Established fruit trees- Slim-line water tanks- Abundant, secure outdoor space for play, pets or landscaping- Presents a versatile canvas for potential redevelopment (STCA)