

# 38 Bramley Avenue, Charlemont, Vic 3217

## House For Sale

Tuesday, 11 June 2024

38 Bramley Avenue, Charlemont, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 511 m2

Type: House



Ali Bandari  
0426842483



Garry Virk  
0426484443

**\$720,000 - \$760,000**

A short stroll from your Shopping needs, Schools and Vivacious Local Parks, this home is sure to suit First Home Buyers, Growing Families and Investors looking for that high rental yield low maintenance property. This 4 Bedroom, 2 Bathroom, 2 separate living zoned home can be enjoyed by all. Conscious of being comfortable at home, the property includes ducted heating/cooling throughout, a wonderfully landscaped entertainment area and side access for your caravan or boat. Some of your local amenities include: Warralily Village Shopping Centre, Marshall Train Station, Armstrong Creek Town Centre, Iona College, Armstrong Creek School, Geelong City, Barwon Heads and Torquay. Perfectly situated for Geelong's booming City but still close enough for those Great Ocean Road weekend drives. Key features: 4 Bedrooms, 2 Bathrooms, 2 Separate Living areas. Ducted Heating/Cooling Entertainment Space Close to all amenities. Currently Rented