

**4/19 Rix Street, Hamlyn Heights, Vic 3215**

**Unit For Sale**

Friday, 19 January 2024



4/19 Rix Street, Hamlyn Heights, Vic 3215

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 80 m2**

**Type: Unit**



Ross Bywater  
1300853857

**\$350,000 - \$380,000**

If you've been looking for space, light and quiet then this one could be perfect for you. Conveniently set on its own title (approx. 80m<sup>2</sup>) with street frontage and separate to other units, this well presented home has so many features often lacking in other units:

- Huge bedroom 3m x 4m with impressive walk-in wardrobe
- Great size and open plan living 8m x 3m with handy, sun filled entry hall
- Recently updated bathroom and laundry, separate WC and plenty of storage
- Kitchen has garden view, plenty of cupboards, bench space and breakfast bar
- Bonus space out back with undercover BBQ deck and low maintenance private garden
- Rear access to 6.5m long garage with workshop space and extra parking in driveway

Currently vacant - Rental approx. \$330 - \$350/week Owners Corp. just \$625 PA (\$52/mth) Perfect for first home buyers, downsizers, and astute investors alike. A short walk to local milk bar and food outlet, quick access to Geelong CBD, water front and ring road. Lovely quiet and safe neighborhood, get in quick as this one is priced right to sell. Call Ross Bywater (0457 888 113) to arrange a private inspection. If you are a property investor or looking to invest in property, contact Shannon Loe to discuss your investment needs. Shannon Loe has been in real estate for over 15 years and continues to assist property investors on a daily basis to achieve their property investment goals - 0488 246 519 or [shannon@releasepm.com.au](mailto:shannon@releasepm.com.au)