

**4/9 Scarlett Street, Geelong West, Vic 3218**

**buxton**

**Townhouse For Sale**

Monday, 8 January 2024

4/9 Scarlett Street, Geelong West, Vic 3218

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



Dylan Taggart  
0352282999



Nicholas Allison  
0439805718

**\$949,000 - \$995,000**

Innovative design, chic contemporary interiors and high end quality combine to deliver the ultimate in modern living. Newly built, immaculately presented and ready for your arrival, a spectacular lifestyle awaits at this superbly located property. Set in a quiet cul de sac, a short stroll from all the cafes, restaurants, boutique shopping, supermarkets and amenities of the iconic Pakington Street strip, minutes from the CBD, Geelong Station, Melbourne Road and Ring Road, this outstanding address promises convenient and enjoyable living in vibrant surrounds. Positioned in a complex of four boutique properties, the home enjoys a private setting. Stepping inside, a spacious open plan living area showcases light filled interiors, engineered timber flooring, clean lines and elegant finishes. The high end kitchen features stone benchtops, quality appliances including Smeg oven and induction cooktop, integrated fridge and dishwasher, magnificent brass sink and tapware, classic subway tile splashback and sleek modern cabinetry. Large glass sliders open up from the dining and living to a private courtyard creating an effortless indoor/outdoor flow, perfect for entertaining. Upstairs three generous bedrooms include built-in robes and ensuites. All ensuites are exquisitely presented with feature floor tiles, frameless walk-in showers, brass tapware and fittings, modern vanities and mirror cabinets. A study nook or sitting area on this level offers a quiet space to retreat, relax or work from home. Additional features include split system heating and cooling in all bedrooms and living for individual climate control, separate laundry, downstairs powder room, double garage with direct internal entry for excellent security and convenience, and low maintenance gardens designed for easy upkeep. Nearby schools include Ashby and St Patrick's Primary Schools, whilst only 6 minutes (approx.) from Newtown's private school precinct. An exclusive opportunity to secure an immaculately presented, newly built home in the heart of coveted West, do not let this one pass you by!