

# 40 Nanworen Crescent, Bell Park, Vic 3215



## House For Sale

Monday, 15 April 2024

40 Nanworen Crescent, Bell Park, Vic 3215

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 680 m2

Type: House



Mimi Simunic  
0412155100



Matthew Roberts  
0488616754

**\$679,000 - \$719,000**

Discover your ideal family retreat in this charming residence, nestled in a tranquil street, offering ample living areas and a vast enclosed backyard backing onto a walking track and nature reserve. This quality built and renovated property offers abundant living space on a substantial block of land (677m<sup>2</sup>), inviting you to infuse your own style and personality into the multiple living spaces. A vast and welcoming open kitchen/meals/family room adorned with new flooring and equipped with ducted heating and a reverse split system is further enhanced by a charming decorative gas log fire. An additional living space, complete with a bar area leads off to the substantial outdoor space. The elegant formal lounge and dining, seamlessly extends and has access to a paved outdoor undercover entertaining area, creating an ideal setting for gatherings and al fresco dining. A spacious walk-in robe accompanying the master bedroom, offers ample storage solutions. All bedrooms are serviced by the newly renovated and stylish bathroom with freestanding bath and 900mm shower. Outside, a double carport and a generously sized shed located in the backyard, providing practical storage options. In addition to its charming features, this property is conveniently located to all amenities. Minutes from local schools, Shopping Centers, the Ring Road, public transport and Geelong CBD, this wonderfully maintained and presented property in one of Geelong's highly sought after suburbs, will delight the new owner. -Freshly painted, new carpet and flooring-Dishwasher-Ducted heating and reverse cycle split system- 3 living areas-Close proximity to schools, public transport, Geelong CBD and Ring Road- Rent approx \$510-\$530pw\*All information about the property has been provided to Hayeswinckle by third parties. Hayeswinckle has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.