

# 41 Talpa Crescent, Corio, Vic 3214

GEELONG REAL ESTATE CO.

## House For Sale

Saturday, 11 May 2024

41 Talpa Crescent, Corio, Vic 3214

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 585 m2

Type: House



Jess Templeton  
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**\$520,000**

Situated on a corner block and nestled on a spacious 585m<sup>2</sup> approx. this property offers an excellent opportunity for astute investors or those entering the property market! Polished timber flooring is featured throughout the property providing a stunning touch, whilst sunlight floods the main lounge room. The convenient kitchen/dining/living area boasts plenty of bench and storage space, including a built-in pantry and modern cooking appliances. Three generously sized bedrooms, each with built-in robes, are accompanied by a spacious bathroom boasting a large bath, shower and hand basin. The well-thought-out floor plan is completed by a separate toilet and laundry equipped with adequate cupboard space. Stay comfortable year-round with central heating and an air conditioner present in the main living area. Step outside into your covered decked alfresco, which provides the perfect space to host memorable gatherings with loved ones and is sure to be a hit. The remainder of the yard space offers plenty of space for children and pets alike. Ample off-street parking, includes a double carport alongside a two car lock up garage, providing the perfect space to store a caravan, boat/trailer or service as additional storage room. A convenient family lifestyle is yours to keep with public transport and local playgrounds/sporting ovals a stroll away. A variety of schools are within close reach, including Northern Bay College (Wexford Court P-8 Campus). The Corio Village Shopping Centre is moments away for all your shopping needs, while easy Ring Road access makes travelling to Melbourne or the surf coast a breeze. Expected Rental Return: \$400-\$430 per week