

44 Swanston Street, Geelong, Vic 3220



House For Sale

Wednesday, 3 April 2024

44 Swanston Street, Geelong, Vic 3220

Bedrooms: 3

Bathrooms: 1

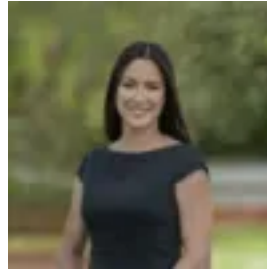
Parkings: 2

Area: 386 m2

Type: House



Jeff Begg
0352227772



Kelly Dawson
0352227772

Auction

Idyllically positioned in the heart of Geelong and mere moments from the Waterfront, Hospital and CBD this Victorian residence is currently utilised as consulting rooms for one of Geelong's leading surgeons. An instantly captivating facade matches the functional interior where traditional high ceilings flow seamlessly with clean lines and light filled spaces to a flexible floor plan offering three consulting rooms, a waiting room, reception area and staff kitchen. Retaining the original open fire places and including ducted heating there is an abundance of potential for the 386 sqm inner city land parcel - with rear customer parking available via Swanston Place. There is also value add, income producing potential to further sub lease rooms for similar professions - STCA. Located in the RESIDENTIAL GROWTH ZONE - SCHEDULE 1 - there are multiple options regarding future use - maintain the current format or convert the property into the ultimate inner city family home in this tightly held Waterfront locale.