

44 Verner Street, South Geelong, Vic 3220

GARTLAND

House For Sale

Friday, 17 November 2023

44 Verner Street, South Geelong, Vic 3220

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 486 m2

Type: House



Nathan Ashton
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Auction

Located within moments of the South Geelong Station, approximately 400metres to the Kardinia Park Sporting precinct, and minutes from the Geelong & St. John of God hospitals; the position perfectly complements the exceptional liveability of the home. The property has been beautifully refurbished and leaves little to do for the incoming owner. The seamless design offers a considered and free flowing floor plan. As you enter the home you are met with the formal living and generous master bedroom which boasts a large walk-in robe and ensuite. As you walk through the central hallway you then have bedrooms 2 and 3 on opposing sides, each featuring built in robes. The central courtyard highlights the design intelligence, creating a weatherproof entertaining space, and a lightwell for the morning sun. The generous open living area features a fully refurbished kitchen, spacious dining space and direct access to the rear yard. The kitchen is highlighted by the stone benches, expansive storage, 900mm stove, integrated dishwasher, and butler's pantry. The thoughtfully designed floorplan capitalises on the morning and afternoon sun; it offers generous storage throughout; and has been recently reinvigorated. The home has been painted throughout, features new flooring, new blinds, and boasts ducted heating & cooling. Set on 486sqm, the home features a 3-car garage running across the rear of the property and offers private lane access with remote entry. The rear yard boasts excellent scope to personalise, and the deck off the sliding doors creates the perfect platform to start with. The property is ideal for the professional who values ease of access to the station and city centre; it is perfect for the homeowner who wishes to benefit from the exceptionally convenient location and immediately enjoy a home that requires no work. The proximity to infrastructure, the size of the property, parking, and location, ensures that it is a sound long term investment. • Set on 486sqm with a triple garage• Free flowing floor plan with generous open plan• Beautifully refurbish kitchen, with brilliant storage & butlers pantry• Exceptional position within walking distance of the South Geelong Station & CBDPotential rent return at \$630 - \$650 per week. To discuss in further detail please contact Emily Reid on 0477 922 969.