

**45 Derby Road, Herne Hill, Vic 3218**

**buxton**

**House For Sale**

Saturday, 9 March 2024

45 Derby Road, Herne Hill, Vic 3218

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 710 m2**

**Type: House**



Ben Riddle

0401447755



Max Hardwick

0459669724

**\$629,000 - \$659,000**

Set on a generous 710m<sup>2</sup> (approx.) allotment in a fantastic lifestyle pocket, awaits an exceptional real estate opportunity with a multitude of options for the astute purchaser. Update, renovate, build your dream home, subdivide, develop (STCA) or simply invest in a location that continues to grow in popularity for its outstanding local amenities, family friendly atmosphere and central accessibility. Situated walking distance of local shopping and cafes, parks, reserves, excellent schooling, and only minutes from the Ring Road and CBD, this property is positioned for easy living in idyllic surrounds. On entry, north-facing living includes gas heating plus split system heating and cooling for year round comfort. The adjoining kitchen and meals area is centrally positioned, equipped with a 600mm oven and cooktop and a servery window to the living. Comprising three generous bedrooms, the master features built-in robes, with a family bathroom and separate wc servicing the home. Outdoors, a long driveway and garage provide for ample off-street parking, and the large backyard represents an expansive blank canvas with endless possibility! Walk to local parks, reserves and sporting facilities, Minerva Road and Shannon Avenue shops and cafes, Herne Hill, Holy Spirit and Manifold Heights Primary Schools, Clonard College, St Joseph's Westcourt, and Western Heights Secondary College, only 6 minutes (approx.) from North Geelong Station or the Ring Road for a convenient commute to Melbourne, this is a fantastic location in terms of lifestyle and convenience. Representing outstanding value in the sought after 3218 postcode, this property offers excellent potential for future rewards.