

**46 Walsgott Street, North Geelong, Vic 3215**

**House For Sale**

Monday, 27 May 2024



46 Walsgott Street, North Geelong, Vic 3215

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 645 m2**

**Type: House**



Anthony Greco

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**\$520,000 - \$560,000**

Presenting an outstanding real estate opportunity in an increasingly popular pocket, this well located property set on a generous 645m<sup>2</sup> (approx.) offers a multitude of options to update, extend, build your dream home, subdivide or develop (STCA). Superbly situated within walking distance of local shops, North Geelong Station, only 5 minutes (approx.) from the Ring Road and less than 10 minutes from the CBD and Waterfront, this location offers a fantastic lifestyle with outstanding central convenience. The classic double fronted weatherboard presents a homely charm and versatile floorplan that will appeal to the keen renovator. Inside, character features include polished timber floors, ornate cornice, picture rails, and a retro kitchen featuring an original wood fire stove plus 600mm electric oven and cooktop. The large block is your blank canvas with ample space to expand the current home, subdivide the rear and offset your purchase, or as a multi-dwelling development (STCA) the astute buyer will see the outstanding potential to improve this property's value. Conveniently located within walking distance of the Separation Street shopping strip, less than 5 minutes from the Geelong Golf Club and Geelong City Bowls Club, Pakington Street shopping, cafes and restaurants, surrounded by a selection of schools including Holy Family and Bell Park North Primary, North Geelong Secondary and Kardinia International College, this property places you in within easy reach of everything you need for easy and enjoyable living. As North Geelong continues to grow in popularity for its outstanding local amenities, proximity to the CBD, access to public transport, the Ring Road and Melbourne, now is the time to secure this exceptional property and reap your future rewards!