

**47 Crofton Street, Geelong West, Vic 3218**

**House For Sale**

Wednesday, 17 April 2024



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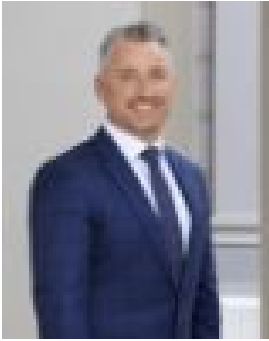
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 409 m2**

**Type: House**



Marcus Falconer  
0417376025



Nicole Bennett  
0419474735

**\$1,400,000 - \$1,500,000**

Embrace Geelong West's coveted lifestyle in this classy Californian bungalow boasting a premium renovation and extension in a standout location. Walking distance to cafes and shops, parks and schools, the single-level home is an ideal fit for a corporate couple, young family or downsizers seeking low-maintenance living. Exceptional quality and versatile spaces have been front of mind in the clever design – highlighted by a brick extension with striking living zone featuring floor-to-ceiling glass doors that open to an alfresco terrace, standalone studio and private garden anchored by a commanding golden elm tree. The chef's kitchen boasts a stone island bench, a suite of Smeg appliances with 900mm oven and gas cooktop, walk-in butler's pantry, and soft-close cupboards and drawers. The lounge and dining area incorporates a contemporary industrial feel with a brick feature wall, polished concrete floors and black window trims. The garden studio, with a wall of concertina doors, offers scope for use as a creative space, teenage/guest retreat or a home office. An adjoining storage room has potential to add bathroom facilities for a granny flat. The entry section of the home is the bedroom zone, also providing the option to use one bedroom as a formal lounge or study. The bedrooms, two with built-in robes, are serviced by a high-end bathroom with walk-in shower, soaker tub, feature tiles, stone benches and vanity with timber cabinets. A laundry with bench also doubles as an extra study space off the kitchen. Other highlights include hydronic heating, gas fired Coonara heater, ceiling fans, Japan black timber floors, plantation shutters, leadlight, high ceilings, two powder rooms, north-facing front veranda, off-street parking, side access, vegetable patch and established gardens. Within easy reach of Pakington St and Shannon Ave shops and eateries, Sparrow and West parks and top schools, the home is also convenient to the Ring Road, Geelong train station, the CBD, waterfront and hospital precinct.