

47 Kilgour Street, Geelong, Vic 3220

GARTLAND

House For Sale

Saturday, 13 April 2024

47 Kilgour Street, Geelong, Vic 3220

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 243 m2

Type: House



Greg Matheson
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\$1,195,000

Sitting proudly on its own title, this two-storey residence creates a stylish haven in the heart of Geelong. You'll be amazed at how private and peaceful this home is, with high square-set ceilings and Spotted Gum timber flooring enhancing the interiors. The open plan living/dining/kitchen zone creates a tranquil setting, where you can sit back and relax or open the sliding door onto the north-facing courtyard. Boasting festoon lighting and built-in seating, this generous outdoor setting is perfect for entertaining loved ones. The kitchen will delight cooking enthusiasts with stone waterfall benchtops, a built-in pantry, and appliances (5-burner gas cooktop, new 900mm oven and new integrated Bosch dishwasher). The flexible layout will instantly appeal to intergenerational families or teenagers who enjoy their independence, with the downstairs bedroom boasting mirrored built-in robes and an en suite. The laundry and powder room complete the lower level. Upstairs is home to a living room (with a study nook) and three additional bedrooms. The main bedroom creates a private retreat for parents with a walk-in robe and en suite, while two large bedrooms with mirrored built-in robes are serviced by the main bathroom. Other standout features include five split-system air conditioners, partial double-glazing, stone benchtops to all three bathrooms, an alarm system, security cameras, ample storage and RGB garden lighting. 7.2 KWs of 'Solar Edge' solar panels promote eco-friendly living, while fibre optic internet is available. The remote double garage features internal access and a tall ceiling. The neighbouring walking path leads to the communal garden, where you can sit back and reconnect with nature. This superb location also places you a short stroll to Kardinia Park, GMHBA Stadium and South Geelong Train Station. The delights of the Geelong CBD are within walking distance, while the cafes and boutiques of river-end Pakington Street are within close reach. Young families will appreciate that South Geelong Primary School is a heartbeat away. To top it all off, you can enjoy easy access to hospitals, the picturesque Waterfront and Deakin University's Waterfront Campus. Potential rent return at \$770 - \$800 per week. To discuss in further detail please contact Emily Reid on 0477 922 969.