

**48 Clarence Street, Geelong West, Vic 3218**

**buxton**

**House For Sale**

Thursday, 11 April 2024

48 Clarence Street, Geelong West, Vic 3218

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 837 m2**

**Type: House**



Dylan Taggart  
0352282999



Garry Middleton  
0418139082

**\$1,095,000 - \$1,200,000**

Presenting an extraordinary real estate opportunity in the heart of coveted West in this much-loved original home, set on an expansive 837m<sup>2</sup> (approx.) north facing allotment. Superbly positioned a short stroll from all the cafes, restaurants and shopping of the iconic Pakington Street strip, Sparrow Park, within walking distance of Shannon Avenue shopping and amenities, local primary schools, 5 minutes (approx.) from Newtown's private school precinct, less than 10 minutes from the CBD and Waterfront, this premium location is all about lifestyle. Accommodating comfortable living now, with a multitude of options to update, extend, build your dream home, subdivide or develop (STCA) this property offers endless scope for future reward. The classic triple fronted brick veneer is neatly presented behind well-maintained gardens. Inside a spacious living room adjoins an open plan kitchen, meals and dining room with retro cabinetry showcasing the home's original charm. Gas heating plus split system heating and cooling take care of your modern comforts. Three bedrooms are generous in size featuring original timber floorboards, serviced by a family bathroom and separate wc. Outside, the huge north facing backyard is your expansive blank canvas, with a long driveway, garage and shedding allowing for ample off-street parking and storage. A rare offering to the market, properties of this size in Geelong West are few and far between. Don't miss your window of opportunity to secure this home and unlock its exceptional potential. Terms: 10% Deposit, 60 day Settlement. For alternative arrangements, please discuss with agent.