

**48 Princes Highway, Norlane, Vic 3214**

**House For Sale**

Thursday, 18 April 2024



48 Princes Highway, Norlane, Vic 3214

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 636 m2**

**Type: House**



Ross Bywater

1300853857

**\$500,000 - \$550,000**

This charming home with beautiful original features and plenty of quality upgrades is set on a generous allotment of approximately 640m<sup>2</sup> Heaps of living and secure parking space, ideal for tradies for an active growing family. Features include:

- 3 Bedrooms, master and second with ornate ceilings, fans, and garden views
- Modern and open plan kitchen with walk in pantry, plenty of storage and bench space
- Bright and spacious living room with timber lined walls, bathed in morning sunshine with ducted heating, split system cooling, and ceiling fan
- Huge sunroom at rear of house as optional second living, home office, 4th bedroom out to undercover, paved alfresco entertaining space
- Smart floorplan with option to add value and create an ensuite and walk in robe off master bedroom with family bathroom off sunroom
- Impressive 6m x 6m garage/shed with roller doors plus multiple sheds and fully fenced lawn for children and pets to safely play
- Secure and private, all behind a high fence with extra paved parking for cars, caravan, boat and trailer etc.
- Walking distance to local shops, childcare, medical centres and public transport, Evans Reserve and Windsor Park close by too.
- 900m to North Shore Train Station and a further 900m to Moorpanyal Beach on Corio Bay
- Quick and easy access to Corio Village, Northern Aquatic and Community Hub, Geelong CBD, Waterfront and an easy commute to Melbourne
- Vacant possession available, likely rental would be approx. \$400 - \$440/wk.

If you are looking for a warm and happy home for your growing family in a super handy location then come take a look and you'll quickly fall in love. Call Ross Bywater on 0457 888 113 now for more info or to arrange a private inspection. Alternatively join us at our next open home. If you are a property investor or looking to invest in property, contact Shannon Loe to discuss your investment needs. Shannon Loe has been in real estate for over 15 years and continues to assist property investors on a daily basis to achieve their property investment goals – [shannon@releasepm.com.au](mailto:shannon@releasepm.com.au) or 0488 246 519