

5 Noel Road, Moolap, Vic 3224



Acreage For Sale

Saturday, 4 May 2024

5 Noel Road, Moolap, Vic 3224

Bedrooms: 3

Bathrooms: 1

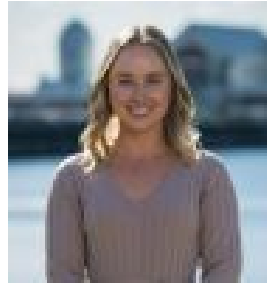
Parkings: 6

Area: 5315 m2

Type: Acreage



Nathan Brown



Olivia Weakley
0432642005

Expressions of Interest (Closing 7/6/24 5pm).

Set on 5,315sqm (approx.), this property presents a rare opportunity to embrace a rural lifestyle while being just moments from all the amenities of Geelong and surrounds. Situated just 7 minutes from the Geelong CBD, Eastern Beach, moments from local shopping centres and amenities, primary and secondary schools, Eastern Gardens and on the gateway to the Bellarine Peninsula, this exceptional lifestyle property provides the perfect blend of rural style living with all the conveniences and benefits of the city and coast! Zoned to the front of the block is a 3 bedroom retro styled home highlighting immense possibilities. Buyers can renovate or refurbish this home to add their own touch, or simply move in and enjoy! A generous living area welcomes you on entry and is completed with a split-system AC and electric heater. All 3 bedrooms feature BIR's and ceiling fans and share access to the central family bathroom. The kitchen is original in nature yet generous in its proportions for a home of this vintage. Additional features of this home include genuine timber floorboards throughout, ducted heating and cooling, laundry and separate second toilet. Heading out to the rear of the home you will find an undercover space, the perfect spot to enjoy a cup of tea overlooking your rear yard. A secure lock-up brick garage with an adjoining rumpus/family room, ideal for a teenager's retreat, games room or home office. An expansive shed that's more than double the size of the house offers an abundance of space, ideal for a home business, tradespeople or hobby farmer. A fantastic location for families, within walking distance of Moolap Primary School, less than 5 minutes from Newcomb Secondary College, Geelong High, Bellarine Village and Newcomb Central Shopping Centre, this position offers a country style atmosphere with outstanding central convenience. Features and additional information: • 5,315sqm (approx.) • Low Density Residential Zone • 16 Solar panels • 20,000L water tank • Orchard: walnut, figs, plums, apples, nashi pear, peach, nectarine, apricots. • Chicken coop • Water taps all along to the back paddock • Coonara wood heater in large outdoor rumpus • Brand new dog kennels have been erected and negotiable within the sale. This property is asking for Expressions of Interest with offers to be presented prior to Friday 7th June 5pm. Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.