

# 52 Humble Street, East Geelong, Vic 3219



## House For Sale

Thursday, 13 June 2024

52 Humble Street, East Geelong, Vic 3219

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 557 m2**

**Type: House**



Curtis Hoare  
0400582945



Josh McDonald  
0401815374

## **\$1,199,000-\$1,299,000**

Defined: Crafted with creativity and a sophisticated charm, this impeccably presented Californian Bungalow carries an ambience of family unity and warmth across its unique dual-storey layout. Picture-perfect with its charming verandah with timber fretwork, leadlight feature windows and garden entryway, a modern lifestyle awaits only a short walk from Geelong's vibrant Waterfront and CBD. Cosy with the crackle of a wood heater, the rear of two living zones inspires entertaining with a rear deck and spa, before a double garage with workshop and adjoining gym/office complete the lifestyle picture. Considered: Kitchen: Butler's pantry, stone benchtops, island bench with breakfast bar, pendant lighting, large fridge cavity, tiled splashback, modern wall oven and gas cooktop, exposed rangehood, dishwasher and dual sink. Open Plan Living/Dining: A set of expansive glass sliding doors, wood heater, ceiling fan, solid timber floors, downlights, reverse-cycle heating and cooling unit. Secondary Lounge: Timber-lined ceiling, pendant light, custom window furnishings, timber floors. Master Suite: Front-facing aspects, walk-in robe, and generous ensuite with single vanity, shower, toilet, eye-level storage and feature glass windows. Additional Bedrooms: Four in total across both levels. Two upstairs bedrooms with reverse-cycle heating and cooling units share a Jack-and-Jill bathroom. Three with built-in robes whilst the four could double as a study/retreat for older children. Main Bathroom: Combined shower and tub, single vanity, and toilet. Outside: Established gardens soften the 557sqm (approx.) allotment, where red brick paths lead to a rear entertaining alfresco with above-ground spa, barbecue hut, double garage with rear laneway access and workshop space. An adjoining home office/gym amplifies total family functionality. Luxury Inclusions: Gas ducted heating throughout, solid timber floors, original period elegance with heightened ceilings throughout, leadlight feature windows, charming timber staircase, feature timber wall and ceiling panelling. Close by Facilities: St Margarets Primary School, Tate Street Primary School, Thomson Recreational Reserve, Barwon Health, Westfield Geelong, East Geelong shopping precinct, early childhood education centres, public transport, Eastern Gardens, Geelong CBD and Waterfront, Garden Street shops and cafes, and local parks. Ideal For: Families, Upsizers & Investor's.\*All information offered by Oslo Property is provided in good faith. It is derived from sources believed to be accurate and current as at the date of publication and as such Oslo Property simply pass this information on. Use of such material is at your sole risk. Prospective purchasers are advised to make their own enquiries with respect to the information that is passed on. Oslo Property will not be liable for any loss resulting from any action or decision by you in reliance on the information.\*