

**54 Britannia Street, Geelong West, Vic 3218**



**House For Sale**

Monday, 27 November 2023

**54 Britannia Street, Geelong West, Vic 3218**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 334 m2**

**Type: House**



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**\$840,000 - \$920,000**

Merging stylish contemporary enhancements with the timeless elegance of its Federation origins, 'Colwyn' provides an exceptional opportunity to secure a classic character residence in a sought-after lifestyle address. Just a 450m walk to all the buzz of cosmopolitan Pakington Street and resting on a 334sqm (approx.) north-to-rear parcel, the home's charming period façade gives way to a light-filled floorplan, thoughtfully tailored to growing families and those who love to entertain. Considered in its configuration, the hub of the home is the open plan living zone that spills outwards through French doors to the child and pet-friendly garden at the rear, where you'll discover a series of entertaining decks and lush lawned area bathed in stunning northerly sunshine. An updated kitchen with stainless steel fit-out is a streamlined vision dressed in stone finishes, providing a modern complement to gorgeous leadlight windows, high ceilings, and rich solid timber flooring that serve as a gracious nod to the past. Offering fabulous family functionality, accommodation provides three bedrooms, highlighted by the primary suite featuring walk-in robe, newly renovated spa ensuite and a timeless bay window, while two minor bedrooms are serviced by a central family bathroom. Enhanced with modern appointments including split system heating and cooling, approx. 12sqm of attic storage, plantation shutters, practical garden shedding and convenient off-street parking, this alluring home is sensationally positioned just a short stroll to the cafes, restaurants, and boutique shopping that this premium lifestyle pocket is renowned for. You can also walk to local supermarkets and the everyday amenities of Shannon Avenue and Pakington Street, while all the attractions of the waterfront and Geelong city centre are close by. Families will appreciate living across the road from Saint Patrick's Primary School, with Ashby Primary School just beyond and Newtown's private school precinct only minutes from your door. Meanwhile proximity to the North Geelong Station and Geelong Ring Road promise an effortless Melbourne commute.