

54 GUTHRIE AVENUE, North Geelong, Vic 3215



Sold House

Wednesday, 4 October 2023

54 GUTHRIE AVENUE, North Geelong, Vic 3215

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 488 m2

Type: House

Contact agent

This charming 1950s 3-bedroom, 2-bathroom home has been carefully renovated and provides the new owner(s) the opportunity to move in, unpack, relax and enjoy the lifestyle in leafy Geelong. Set on 488sqm (approx.), the home has a long side driveway, accessed via a secure automatic sliding gate, providing parking for multiple vehicles, and is surrounded with new character picket fencing. The garden has well established screening Lilly Pilly and Pittosporum (Silver Screen) hedges, elegant silver birch trees, and flowering garden beds bordered by rustic red brick surrounds. The north and west facing front 9sqm patio is fully covered to offer light, warmth, and protection via Laserlite roof sheeting. Upon entering the home, you are greeted by Tasmanian Oak floorboards and abundant hallway storage (3.5m x 2.7m x 0.35m). All 3 bedrooms lead off the hallway and are carpeted and have built in and freestanding wardrobes. The first of the completely renovated bathrooms is designed in the European style with large (1.5m x 0.9m) walk-in shower, double vanity, toilet, and washer/dryer. The large second fully renovated bathroom has a modern shower over bath arrangement, vanity, and toilet. The light filled modern open plan Living room houses the lounge, dining, and kitchen areas, and is surrounded on three sides by windows. The original restored brick wood fireplace has both gas and power connection for future options by the new owner(s). The living room spills onto a massive east facing 30sqm rear deck (21sqm undercover) offering the perfect location for year-round entertaining and has convenient access to the kitchen via a large servery sliding window. The 75sqm rear lawn is bordered by established Lilly Pilly hedges and the 18sqm Single car garage/workshop. The home has ducted under floor gas heating for the bedrooms, living area, and hallway. Within walking distance of a selection of:

- public and private schools,
- parks and reserves,
- North Geelong Station (10min, 650m),
- an array of entertainment and cafes on the much sought after Pakington Street (500m), just to mention a few.
- Western Beach/Rippleside,
- The (basketball) Arena,
- Geelong Golf Club,
- Geelong West Football and Netball Club,
- Geelong City Bowls, and
- Supermarkets and specialty grocers.

Representing exceptional value in a fantastic central location, this is an outstanding opportunity to enjoy the sought after Pakington Street café lifestyle, without the Geelong West price tag! The home has a completed Building Permit for the renovation on two bathrooms, living area, rear deck, and front patio. All relevant documentation is available, such as, the full Architectural Drawings/Designs, Structural Engineering Certificates, Glazing Certification, Plumbing Compliance Certificate, and Certificates of Electrical Safety. For Sale by Tender This home is offered for sale by time limited Tender and will need to be received via the below email by 1:00pm Tuesday 24 October 2023. Offers will be assessed primarily on Price; however, other aspects such as Settlement Period and Conditions of Sale may be taken into consideration. To discuss in further detail please contact.