

**55 Clarence Street, Geelong West, Vic 3218**

**buxton**

**House For Sale**

Tuesday, 6 February 2024

55 Clarence Street, Geelong West, Vic 3218

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 560 m2**

**Type: House**



Max Hardwick  
0459669724



Ben Riddle  
0401447755

**Auction - \$1,150,000 - \$1,200,000**

Enjoy the enviable lifestyle of the West in this beautifully presented home, thoughtfully updated to preserve its original character whilst incorporating classic modern updates. Set on a generous 560m<sup>2</sup> (approx.) allotment, perfectly positioned a leisurely 5 minute stroll to the vibrant Pakington Street strip, within walking distance of all the supermarkets, shopping and amenities of Shannon Avenue, Sparrow Park, Ashby and St Patrick's Primary schools, 5 minutes (approx.) from Newtown's private school precinct, and less than 10 minutes from the CBD and Waterfront, this is central living at its best. The classic Federation façade sits elegantly in the history-lined street in the distinctive style of the West. Inside, authentic period features include polished timber floors, high ceilings, ornate cornice, ceiling roses and original fireplaces. The original section of the home accommodates three generous bedrooms, two with built-in robes, the main room featuring a timber mantel and fireplace. A spacious family bathroom is presented in classic finishes, with beautiful timber vanity, separate shower and bath, and a second bathroom allows fantastic functionality for family living. The formal lounge provides an ambient space to retreat, adjoining the central kitchen which features quality appliances including Westinghouse freestanding stainless steel oven and cooktop, Bosch dishwasher, modern cabinetry, excellent storage and a servery window to the second living, great for entertaining and the perfect vantage point for keeping an eye on the kids at play in the backyard. The rear of the home seamlessly transitions into a spacious open plan living and dining area featuring contemporary downlights, beautiful sheer curtains and French doors opening up to the alfresco. Central heating, split system heating and cooling, a large laundry and generous storage provisions add to the modern functionality of the home. Outdoors, the large undercover alfresco offers a private and sheltered space to relax or entertain, overlooking the large secure backyard which allows ample space for the kids or pets to play, equipped with a sand pit. The front and rear gardens are designed for low maintenance upkeep, and the long driveway accommodates off street parking and excellent side access to the rear yard. Offering fantastic family living and a lifestyle few locations can match, this is an exceptional opportunity to secure a move in ready home in the heart of the West and simply enjoy! Terms: 10% Deposit, 60 day Settlement. For alternative arrangements, please discuss with agent.