

**58 Preston Street, Geelong West, Vic 3218**

**GARTLAND**

**House For Sale**

Tuesday, 16 January 2024

58 Preston Street, Geelong West, Vic 3218

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 415 m2**

**Type: House**



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## **\$1,500,000 - \$1,650,000**

Located footsteps from Pakington Street, this Edwardian presents a captivating blend of period charm & on-trend luxury. High square-set ceilings and dark floorboards enrich the interiors, with the home's extension showcasing an industrial New York loft aesthetic. Burnished concrete floors make a stunning statement in the open plan living/dining/kitchen zone, which is perfectly positioned to maximise the northern light. A gas log fireplace and recycled timber bench add an element of warmth to this light-filled living zone, while the built-in bar inspires you to mix your favourite cocktail. You'll love that custom horizontal bi-fold doors open onto the wrap-around deck and solar-heated lap pool, creating a seamless indoor-outdoor connection for entertaining loved ones. So why not enjoy afternoon drinks on the deck? Or spend a summer's afternoon lazing by the pool? It's clear that every last detail has been carefully considered, with the pool even having its own en suite. The kitchen is a dream come true for entertainers, with a statement servery window opening onto the alfresco breakfast bar. The pantry can be concealed behind sliding doors, while quality appliances include an integrated Miele dishwasher and Electrolux stainless steel appliances (double oven, 5-burner gas cooktop, 900mm rangehood). The main bedroom will impress with a stunning dressing room and en suite. Two additional bedrooms with built-in robes share close access to the main bathroom. All three bathrooms exude style with burnished concrete floors and showers with floor-to-ceiling tiling. Boasting French doors onto the private front courtyard, the home office could easily be used as a fourth bedroom. Other features include ducted heating/cooling, a split-system air conditioner, secure keyless entry, video intercom and stone benchtops to all wet areas. An automatic gate provides vehicle access to the north-facing backyard and remote triple garage. You'll never have to worry about finding a park again, with Pakington Street placing the finest cafes, restaurants, and boutiques virtually on your doorstep. The footbridge places you within walking distance to Western Beach, where you can enjoy a scenic stroll to the Waterfront and Geelong CBD. Geelong Train Station is also a short walk away for Melbourne commuters, while schools and Newtown's private colleges are close by for families. Potential rent return at \$950 - \$1150 per week. To discuss in further detail please contact Emily Reid on 0477 922 969.