

**58 Victoria Street, Ripplside, Vic 3215**



**House For Sale**

Sunday, 26 May 2024

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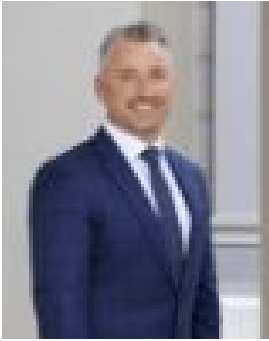
**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 407 m2**

**Type: House**



Marcus Falconer  
0417376025



Nicole Bennett  
0419474735

**\$1,295,000 - \$1,395,000**

Overflowing with period charm, this circa-1910 residence presents a truly enviable lifestyle footsteps from the water's edge. You'll be delighted the moment you lay eyes on the cottage gardens and wrap-around verandah, where you can sit back and admire the glistening bay waters. High ceilings and polished floorboards enrich the interiors, with decorative leadlight windows paying tribute to the home's history. A gas log fireplace creates a cosy ambience in the generous living room, while the dining/kitchen zone opens onto the backyard. An original brick fireplace adds character to the kitchen, which also features a built-in pantry, island bench and stainless steel appliances (dishwasher & freestanding oven/gas cooktop). Four bedrooms (two with built-in robes, one with direct backyard access) are serviced by the bathroom, while the powder room and laundry complete the layout. Split-system air conditioners provide extra comfort. Home to mature trees and gardens, the secure backyard entices you to kick back and soak up the sunshine. Or why not enjoy an afternoon picking fresh produce straight from the branch? Backyard vehicle access is provided via Edwards Street. A blissful lifestyle is yours to keep, with both Rippleside Park and Saint Helens Park a short stroll away. The Esplanade walking trails keep you connected to the Waterfront and Geelong CBD, while the Balmoral Quay Marina is moments away for boating enthusiasts. Commuters will love that they can pick up a coffee from the local cafe as they walk to North Geelong Train Station.