

**59 Normanby Street, East Geelong, Vic 3219**

**buxton**

**House For Sale**

Saturday, 13 April 2024

59 Normanby Street, East Geelong, Vic 3219

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Ian Nichols  
0437006575



Carl McCann  
0352016977

**\$860,000 - \$920,000**

Set on a generous 603m<sup>2</sup> (approx.) allotment, in a spectacular tree-lined pocket of the East, this charming original home offers comfortable living now, with endless scope to update, renovate, extend, or subdivide (STCA) and add value. Situated within walking distance of the Eastern Gardens, Waterfront, CBD, medical precinct, local cafes, and Garden Street shopping strip, this property promises a lifestyle few addresses can match. Tightly held for good reason, this is an exceptional opportunity to secure real estate in one of our most highly sought locations. Stepping into a wide entry hall, the home showcases original features including polished timber floors, ornate cornice and beautiful frosted glass double doors. The spacious living area adjoins a formal dining room, both featuring brick mantels and elegant pendant lighting. The central kitchen is well positioned for access to the dining and adjoins a sunroom at the rear which offers a quiet space to retreat or work from home. Comprising three bedrooms, the master is spacious in size, two additional bedrooms include built-in robes, serviced by an updated central bathroom presented in contemporary finishes with modern vanity, bath and separate shower. A large laundry with storage and separate wc completes the well-functioning floorplan. Outside, the expansive backyard is your blank canvas ready for you to design your dream abode, with ample space for off-street parking. Opportunities to enter this premium pocket are few and far between. If you've been waiting for your chance, now is the time! Terms: 10% Deposit, 60 day Settlement. For alternative arrangements, please discuss with agent.