

**6 Montreal Avenue, Corio, Vic 3214**



**Sold House**

Thursday, 16 November 2023

6 Montreal Avenue, Corio, Vic 3214

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 596 m2**

**Type: House**



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**\$436,500**

Nestled in the heart of Corio, this 596m<sup>2</sup> property presents an exceptional opportunity for both homeowners and investors. Situated in a central location, offering close proximity to many amenities that make everyday living a breeze. From the Corio shopping centre to the Corio football club, schools, childcare, and easy access to the freeway for convenient travel to Geelong and Melbourne CBD, this location truly has it all. This property features three bedrooms, and the living room is equipped with an electric reverse-cycle air conditioner. The well-appointed kitchen boasts a gas cooktop, electric oven and a bathroom offering convenience with a shower bath, single vanity, and a separate toilet. Extra features include roller shutters on all windows, near new gas ducted heating throughout and ceiling fans in all three bedrooms and the one living area. One of the standout features of this property is the spacious backyard, this outdoor space includes large side access through to a single-car garage, carport, and a garden shed, providing ample storage solutions for vehicles and gardening equipment. Additionally, there's a covered alfresco area where you can unwind and entertain guests. With a wide range of amenities at your doorstep and excellent connectivity to Geelong and Melbourne, this property represents an opportunity not to be missed. FEATURES: • Prime Corio Location • 596m<sup>2</sup> Block • Three bedrooms • Gas ducted heating • Roller shutters on all windows • A reverse-cycle air conditioner • One Bathroom • Spacious Backyard • Single Garage • Single Carport • Garden Shed \*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent. \*\*Photo ID is required at all open for inspections.\*