

# 61 Flannery Circuit, Charlemont, Vic 3217



## Townhouse For Sale

Thursday, 1 February 2024

61 Flannery Circuit, Charlemont, Vic 3217

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 212 m2

Type: Townhouse



Carl Hammond  
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Sally McKay  
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**\$585,000 - \$635,000**

This townhouse presents the perfect blend of stylish and low-maintenance living. You'll love that every inch of the home feels just like new, with the flawless interiors evoking a light and breezy ambiance. Natural light sweeps through the open plan living/dining/kitchen zone, which flows onto the north-facing courtyard for casual outdoor living. Upstairs, the lounge creates the perfect spot to kick back and unwind. This growing community places you a short walk to public transport and the local playground. Warralily Village is moments away for all your shopping needs, while nearby schools include Iona College Geelong. Melbourne commuters will appreciate easy access to Marshall Train Station. Just jump in the car and you'll soon be in the heart of Geelong or making your way to the region's stunning beaches. - Corner allotment maximises the natural light over both levels- Stylish kitchen boasts stone benchtops and a built-in pantry- Stainless steel dishwasher, oven, gas cooktop, rangehood- Main Bedroom will delight with a walk-in robe and ensuite- Two additional bedrooms feature built-in robes - Main bathroom, powder room, separate toilet, laundry- Two split-system air conditioners and partial double-glazing- Remote double garage features internal access- Ideal choice for first homebuyers, investors, or professionals