

**7 Yuille street, Geelong West, Vic 3218**

**Sold House**

Sunday, 24 September 2023



7 Yuille street, Geelong West, Vic 3218

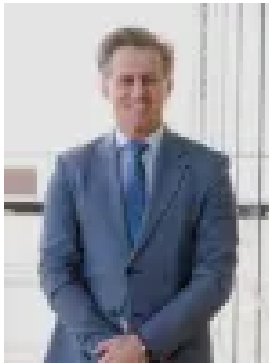
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 254 m2**

**Type: House**



Ross Bywater  
1300853857

**\$630,000**

Very rarely do you find an opportunity such as the one, built in 1854 and still standing proudly in the heart of Geelong West. Proudly set on approximately 254m<sup>2</sup> you have the ability to undertake a restoration of the home and extend (STCA) which provides you with many options. You are just meters from the famous Pakington Street shopping and restaurant strip and close to Geelong CBD/Waterfront and all the greatest schooling arrangements that the Geelong region has on offer. The home with many original features greet you as you enter the property. The long hallway with soaring ceilings welcomes your inspection. Either side of the hallway are the two bedrooms, through to a semi open plan living. The kitchen/meals space is to the rear of the home with bathroom, separate toilet, and laundry. As you step outside you immediately sense how amazing this opportunity really is. With two sheds, plenty of off-street parking and private yard. The positives that will be top of mind for the astute builder/developer and homebuyer is the home's locality to all the pleasures that Geelong West has to offer - this married together with the home's potential will certainly allow for plenty of capital appreciation as years progress. Call now to arrange a private inspection. Potential rent return at \$360 - \$380 per week. To discuss in further detail please contact Shannon Loe on 0488 246 519.