

**71 Camden Road, Newtown, Vic 3220**

**GARTLAND**

**House For Sale**

Tuesday, 6 February 2024

71 Camden Road, Newtown, Vic 3220

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 384 m2**

**Type: House**



Harry Brook  
0433012213



Adam Farrell  
0439309928

## Contact Agent

Gartland are pleased to offer to market 71 Camden Road, Newtown via Auction on the 7th of March 2024 at 1pm onsite. Located in the heart of Newtown, this circa 1970s building offers city convenience with riverside living. Just 10 minutes from the CBD, 3 minutes from Pakington Street, 400m from the Barwon River and a stone's throw to Geelong's best schools, the lifestyle on offer rarely becomes available. The interior of the property boasts a spacious layout, featuring hardwood flooring and an abundance of natural light. The first floor takes advantage of views across the Highton hills while the large backyard patio feels private and tranquil. Whilst the property is set up in a commercial capacity, the current layout lends itself to an efficient residential remodel. The rear extension has been engineered to allow further development including a second story or decking, leading to unlimited potential. Property Features: • Development Potential • 384m<sup>2</sup> approx. Land Area • 297m<sup>2</sup> approx. Building Area • Large Outdoor Space • Commercial 1 Zone Contact us today for more information or to arrange an inspection.