

72 Aberdeen Street, Geelong West, Vic 3218

House For Sale

Thursday, 23 November 2023

JellisCraig

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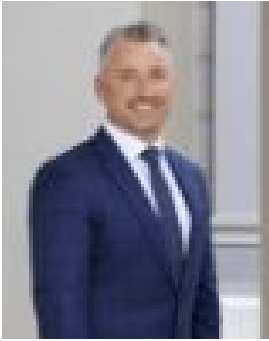
Bedrooms: 4

Bathrooms: 2

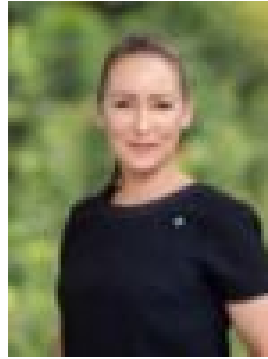
Parkings: 3

Area: 409 m2

Type: House



Marcus Falconer
0417376025



Rena Maniatakis Maniatakis
0423037828

Auction

Edwardian beauty “Elstow” is being presented to market for the first time after a meticulous restoration and respectful modern extension by multi-award-winning custom builder First Impressions Projects Pty Ltd and Cellar Creations Pty Ltd. No expense has been spared in the premium design, build and fitout of the circa 1904-05 residence, which enjoys bay views and prime position in the heart of Geelong’s private school zone, and an easy stroll to cafes and shops on the Pakington St strip. The elegant character home and its renovation and extension exude quality, style and space from the moment you step into the spacious entry hall. Anchored by an expansive living zone, it boasts a chef’s kitchen, light-filled lounge and dining spaces, north-facing alfresco deck and striking glass-walled wine cellar with climate-control system to house your finest drops. The state-of-the-art kitchen, welcoming warmth from the north through large sliding picture windows, features a three-tiered configuration with stone island bench, breakfast bar, a suite of AEG appliances, including induction cooktop with integrated rangehood, and green two-pack and ravine natural oak cabinetry. It adjoins the dining and lounge areas for ease of entertaining and family time, while sliding doors extend the living space onto the sunny deck. The designer wine cellar and display with glass façade and integrated lighting is a work of art sure to be the subject of many a dinner table conversation. Three generous bedrooms with built-in wardrobes and open fireplaces sit traditionally at the front of the home, including two with garden outlook. The central bedroom is also well-positioned for use as a second living room. They share a high-end bathroom with walk-in shower, feature tiling and vanity with stone benchtop and custom cabinetry. The upstairs master bedroom, in a sizeable parents’ retreat, includes a dedicated study area, custom-fitted walk-in robe, stylish ensuite with soaker tub and walk-in dual shower, private balcony with garden area and coveted bay views. The study, with treetop views to the north, boasts a large L-shaped desk and shelving, producing an attractive work-from-home space. The home’s character features include timber fretwork, ceiling roses, decorative fireplace surrounds and high ceilings. Other highlights include smart home technology with intercom, alarm and Sonos sound system, baltic and parquet floors, powder room, laundry with storage and benches, ducted heating and cooling, solar hot water, attic/roof storage, under-house water storage, landscaped custom gardens, fire pit, irrigation system, lighting and secure parking with carport and garage. The property is zoned to well-regarded Newtown Primary School, a two-minute walk to St John’s Lutheran School and within easy reach of Geelong College, Sacred Heart College and St Joseph’s College. Stroll to supermarket shopping at the new Woolworths on Shannon Ave, dining on Pakington St, plus West or Sparrow parks, and take a short drive to Geelong train station, the hospital precinct, CBD, waterfront and Ring Road.