

**74 Nicholas Street, Newtown, Vic 3220**



**House For Sale**

Wednesday, 22 May 2024

74 Nicholas Street, Newtown, Vic 3220

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$1,550,000 - \$1,650,000**

Welcome to the exquisite low-maintenance masterpiece that is this brand-new townhome, meticulously designed to cater to the needs of those with the most refined tastes. The stunning facade, adorned with minimalistic monochrome and natural wooded textures set the tone for a harmonious living experience within. The thoughtfully crafted floorplan boasts a seamless integration of spaces, with the kitchen, living and dining areas conveniently located on the ground floor alongside the luxurious master bedroom, catering perfectly to downsizers seeking convenience and elegance. Ascending to the upper level, you will discover three additional bedrooms, a second living room, and a study area, thoughtfully designed to accommodate families with ease. The open-plan living and kitchen area stands out as a focal point, bathed in natural light from the north-facing windows, featuring a spacious island bench and a walk-in pantry for added convenience. Adjacent to this space lies a private north-facing courtyard, offering a tranquil retreat within the bustling city. Situated in the highly coveted location of Geelong, this townhome offers unparalleled access to a vibrant cafe district and retail shopping, ensuring that every need is met within walking distance. For those inclined towards an active lifestyle, the Barwon River walking track is just a short stroll away, while the iconic Kardinia Park is a mere 20-minute walk, providing residents with a lifestyle like no other. Embrace the epitome of luxury living in this lifestyle gem, where every detail has been meticulously curated to offer a truly exceptional living experience. Full spec sheet is available upon request.

- Under construction almost at lock-up stage
- Square-set high 2.7m ceiling ground and first floor
- Double garage
- 3KW PV solar system
- Gas fireplace
- Double-glazed skylights
- Reverse cycle ducted heating/cooling
- Alarm system
- Stone bench top to kitchen and stone splashback
- 900mm oven, 900m induction cooktop plus dishwasher
- Floor-to-ceiling tiles in bathroom and ensuite
- Stamp duty savings available for owner-occupiers