

82 Balcombe Road, Newtown, Vic 3220



House For Sale

Friday, 17 May 2024

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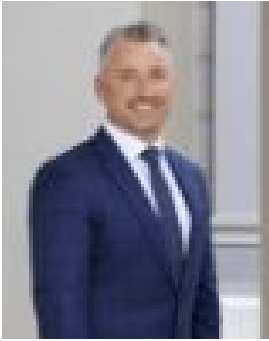
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 645 m2

Type: House



Marcus Falconer
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Nicole Bennett
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Auction - EPR \$1,100,000 - \$1,200,000

Secure your own slice of paradise with this resort-style home in a tightly held riverside precinct of Newtown. Bathed in natural light and with park, river or pool views from every room, the three-bedroom home with separate studio ticks all the boxes for a relaxed lifestyle. From your front door it is just 50m to the Barwon River or step out the back to your own private oasis with an alfresco entertaining area and saltwater pool surrounded by palm trees. It's also a short hop to many of Geelong's best schools, parks, sports reserves and shopping strips. Set on 645sqm (approx.), the property features stunning established gardens and quality fittings throughout. The spacious combined kitchen, dining and living area opens on to the undercover alfresco deck and pool. The standalone studio could double as an extra bedroom, second study, home office or teen retreat. The chef's kitchen, with large island bench, overlooks the dining and living zone, making it ideal for entertaining. It includes stone benchtops, a Miele dishwasher, 900mm oven and cooktop, walk-in pantry, glass splashback looking out to a courtyard and loads of storage. At the front of the home off the wide entrance area is a dedicated study with built-in desk and cabinetry, as well as three bedrooms boasting park and riverside views, with the main bedroom including a spacious walk-in robe. The central bathroom has a spa bath, dual vanities, floor-to-ceiling tiling and a heated floor and towel rail, with a second bathroom at the back of home ideal for rinsing off after a dip in the pool. Across the road, walking and riding trails along the river take you to Queen's Park in one direction or Landy Field in the other. Other features include ducted heating, split-system units, polished hardwood floors, ceiling fans and abundant storage options. As well as the many nearby private schools, the home is zoned to sought-after Belmont High and Matthew Flinders Girls College and is an easy drive to the CBD, as well as shopping and dining on Pakington St, Shannon Ave and Highton Village. The Ring Road with access to Melbourne or the Surf Coast is also within easy reach.