

9 Fellmongers Road, Breakwater, Vic 3219



House For Sale

Wednesday, 7 February 2024

9 Fellmongers Road, Breakwater, Vic 3219

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 397 m2

Type: House



Matthew Roberts
0488616754



Yan Lin
0352294440

AUCTION

Presenting a rare opportunity, this sizable 3-bedroom residence is being offered through a Bankruptcy Trustee Sale. While this property requires some dedicated effort and a little tender loving care to unveil its hidden potential, it stands as a solid investment spanning 397m² approx. The home is strategically positioned on a corner allotment with side access to a tandem carport, offering convenience for off-street parking. Perfect for individuals looking for a value-add proposition, this residence beckons renovation enthusiasts to return the home to its former glory. The floorplan comprises a living room that flows into a distinct dining or expanded living space, featuring polished floorboards beneath your feet. The kitchen offers ample meal preparation and storage space, and the bathroom is equipped with a shower and spa bath, complemented by a separate w/c and a laundry with additional cupboard space. The bedrooms feature large built-in robes, and the easily maintainable gardens add to the overall appeal. Conveniently located, the property is a short distance from Newcomb Shops, Waurin Ponds Shopping Centre and easy access to the Ring Road. Just 3km from Geelong CBD and a 5-minute walk to nearby parks and sporting facilities; for DIY enthusiasts seeking an investment, residence, or flipping project, this property provides a compelling opportunity. If you're prepared to embark on this thrilling venture, reach out to Matt now at 0488 616 754 to express your interest and ensure you don't overlook the auction set for March 2nd at 11:30 am. Terms of Auction: 10% Deposit with the remaining balance payable in 60 days. Disclaimer: Hayeswinckle has taken every precaution to ensure the information contained herein is true and accurate however the information about this property has been supplied to us by 3rd parties, and while we have no cause to doubt its accuracy, we provide no guarantee. We cannot attest to the functionality of any fixtures, fittings or inclusions, and "buyers" must carry out their own due diligence prior to the advertised auction date March 2nd at 11.30am. Due to the unconditional nature of an auction sale, we recommend all interested parties review the Consumer Affairs Victoria due diligence checklist and engage professionals to survey the current condition of this property before attempting to bid.