

**9 Gertrude Street, Geelong West, Vic 3218**

**GARTLAND**

**Sold House**

Wednesday, 18 October 2023

9 Gertrude Street, Geelong West, Vic 3218

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 562 m2**

**Type: House**



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**\$1,620,000**

Overflowing with period grandeur, this circa-1922 residence presents a rare opportunity on the doorstep of Pakington Street. Soaring ceilings and original floorboards enrich the interiors, with decorative leadlight windows and ornate fireplaces making you feel like you've stepped into another era. Rich timber paneling adds to the home's opulent feel, with the kitchen and bathrooms updated with a contemporary touch. Northern light filters through the elegant front lounge, while a leadlight skylight makes a lavish statement in the spacious living room. The family room opens onto the secure side yard, while the sunroom is the perfect place to enjoy your morning coffee. Entertainer's will be in their element, with the dining/kitchen zone flowing onto the alfresco deck and secure yard. Whether you want to host a leisurely lunch or enjoy drinks on the rooftop deck, this outdoor setting makes hosting family and friends an absolute breeze. An original brick structure adds character to the spacious kitchen, which is beautifully appointed with concrete benchtops, a walk-in pantry and stainless steel appliances (ASKO dishwasher and 900mm ILVE oven/gas cooktop). Four bedrooms (three with built-in robes, two with direct bathroom access) create a spacious layout for growing families. Both bathrooms and the powder room exude contemporary style, while the laundry features ample storage. Hydronic heating provides comfort during the cooler months. The driveway provides off-street parking, with double gates opening onto the side yard. This dream location places you a short stroll to the cosmopolitan hub of Pakington Street, where you'll find the finest cafes, restaurants and boutiques. Ashby Primary School and private colleges are within walking distance for families, while the Geelong Train Station is moments away for Melbourne commuters. Enjoy easy access to GMHBA Stadium, Geelong CBD and the Waterfront. Potential rent return at \$795 per week. To discuss in further detail please contact Emily Reid on 0477 922 969.