

**6 Myrtle Avenue, Newcomb, VIC, 3219**

**Block Of Units For Sale**

Friday, 27 September 2024



6 Myrtle Avenue, Newcomb, VIC, 3219

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 10**

**Type: Block Of Units**



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## RARE OPPORTUNITY IN NEWCOMB'S MOST SOUGHT-AFTER POSITION

Expressions of Interest with offers closing Monday 21st October at 3pm (UNLESS SOLD PRIOR)

Set on an impressive 1367m<sup>2</sup> (approx.) in Newcomb's most sought-after position only one street from blue chip East Geelong, this is a very rare opportunity that you don't want to miss! Comprising of 3 thoughtfully designed, flawlessly built and immaculately kept units with lock up Garages and an abundance of space, all set a single title, there is opportunity to subdivided into separate lots with potential to rent out, update extend or develop (STCA), the possibilities are endless!

- Unit 1: 2 beds, 2 bath, oversized lock-up garage

With stunning decorative cornices, pitched timber ceilings, and ample space, this home is perfect for young families and downsizers alike. The open-plan kitchen and dining area is flooded with natural light, offering sliding door access to a large, private courtyard. The main bedroom features a spacious walk-in robe and ensuite, while the main bathroom includes a generous jet bath. An additional well-carpeted bedroom features built in wardrobes. There is also potential to convert the second living space into a third bedroom (STCA). Complete with its own frontage, Split system heating and cooling, Gas log heating and a large lock-up garage, this property ticks all the boxes!

- Unit 2: 2 beds, 1 bath, single garage

Occupied for only a total of roughly 4 years of its lifespan, this unit has been extremely well looked after, a charming build boasting ornate cornice, ceiling rose, electric heating and cooling, A good sized-kitchen with meals area seating 4-6. Down the hall are 2 nicely carpeted bedrooms soaking in natural light with built in wardrobes. The spacious laundry gives access to a quiet and peaceful courtyard.

- Unit 3: 2 beds, 1 bath, single garage

This unit has never been occupied, pristine and lovingly maintained by the owner for storage, you'll love the spacious living area, filled with natural light from elegant windows that peer the lush green yard and gardens. A good sized-kitchen/ meals area seats 4-6. Down the hall are 2 nicely carpeted bedrooms bathed in natural light with built in wardrobes. The huge laundry gives access to the private courtyard.

Located a short walk to Geelong Botanic Gardens, a few minutes' drive to Geelong CBD and 5 min drive to Eastern Beach.