

11 Libau Avenue, Bell Park, VIC, 3215

GARTLAND

House For Sale

Monday, 28 October 2024

11 Libau Avenue, Bell Park, VIC, 3215

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Type: House

Pure Potential On Approx. 907m2

Occupying approx. 907m2, this property is overflowing with infinite potential. Whether you plan to renovate, wipe the slate clean to build your dream family home, or even explore options for development, the rewards are endless (STCA).

The interiors provide the ultimate makeover project for keen renovators. The living room flows into the dining/kitchen zone, where the kitchen is equipped with a walk-in pantry and an oven/gas cooktop. Two bedrooms (one with built-in robes) share close access to the bathroom. Outdoor awnings enclose the generous front porch, which is positioned to capture the north-eastern sunshine. The laundry and separate toilet complete the layout. A wall heater, air conditioner and ceiling fans provide comfort.

A touch of TLC could transform the spacious backyard into your dream outdoor oasis. You'll love that the rear section is home to a variety of fruit trees, inviting you to enjoy fresh produce straight from the source. The tandem carport and garage provide parking, while the workshop will appeal to tradies and DIY-lovers.

This peaceful location is the perfect place to raise a family, with Nelson Park School, Holy Family Primary School and North Geelong Secondary College within walking distance. The local walking trail entices you to venture outdoors and enjoy the fresh air, while the Separation Street and Hughes Street shopping precincts are a short stroll away. Easy access to the Ring Road and North Geelong Train Station is ideal for Melbourne commuters.

Potential rent return TBA. To discuss in further detail please contact Emily Reid on 0477 922 969.