

**12 Sydney Avenue, Geelong, Vic 3220**

maxwell collins

**House For Sale**

Monday, 8 July 2024

12 Sydney Avenue, Geelong, Vic 3220

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 304 m2**

**Type: House**



Duncan Skene  
0411655422



Shaun Carroll  
0413875116

## **Indicative Price \$750,000 - \$800,000**

Positioned in one of Geelong's 'blue chip' tree-lined streets is this Californian Bungalow that presents an exciting opportunity to renovate and transform this home into something truly special. Secure this rare opportunity and enjoy the wonderful lifestyle that residing in the heart of Geelong can provide. Featuring a light-filled front lounge room with split system air-conditioning, a kitchen / meals area with gas upright oven, three bedrooms and a bathroom with separate toilet. Outside features a large backyard which is a blank canvas with an abundance of scope for an extension (subject to council approval) with handy rear access via Richardson Place. Everything Geelong has to offer is at your doorstep, the restaurants, cafes, the shopping centres, hospital, arts precinct, the stunning waterfront and botanic gardens. Don't let this opportunity pass you by! Discover what this fast-growing city has to offer.\* 10 Sydney Avenue is also being sold \*