

**139 Wilsons Rd, Newcomb, VIC, 3219**

GEELONG REAL ESTATE CO.

**House For Sale**

Saturday, 14 September 2024

139 Wilsons Rd, Newcomb, VIC, 3219

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Jess Templeton  
0449978716

## Charming Home with Prime Investment Potential on 744m<sup>2</sup> Corner Block

Discover a perfect blend of comfort and opportunity with this charming residence situated on a fully fenced 744m<sup>2</sup> corner block. Not only does this property offer a cozy home, but it also presents a remarkable investment and development potential. With ample space for future expansion or subdivision, you could explore adding more units or developing townhouses, capitalizing on the growing demand in this sought-after area.

This inviting home features three spacious bedrooms, two with built-in robes for ample storage. The well-appointed bathroom includes a bathtub and separate toilet, while a dedicated study nook and walk-in laundry enhance functionality. Large windows throughout the property flood the living areas with natural light, creating a warm and welcoming atmosphere.

At the heart of the home is a modern kitchen equipped with a gas cooktop, freestanding electric oven, and dishwasher. A split system heating and cooling unit ensures year-round comfort.

Step outside to enjoy a fully fenced yard, providing privacy and security. The property includes a shed, garage for secure parking, and additional off-street car spaces, offering plenty of room for both leisure and practicality. The generous corner block is ideal for outdoor activities and future development.

Location is key, with Whittington Primary School and Newcomb Secondary School just a short distance away, simplifying school commutes. Bellarine Village Shopping Centre is within easy walking distance for all your shopping and dining needs, and the Geelong CBD is just a 10-minute drive, offering a wide range of amenities and services.

This property is not only a wonderful home but also a strategic investment opportunity. Whether you're seeking a family residence or looking to explore future development possibilities, it provides the best of both worlds. Don't miss out on this chance to own a prime piece of real estate.

Contact us today to schedule a viewing and take the first step toward making this your new home.

Estimated rental income: \$450 per week.