

**15 Pitman Street, Newcomb, VIC, 3219**

**GEE LONG REAL ESTATE CO.**

**House For Sale**

Sunday, 8 September 2024

15 Pitman Street, Newcomb, VIC, 3219

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Jess Templeton  
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## Charming Mid-Century Home with Development Potential

Welcome to 15 Pitman Street, a standout property that perfectly balances comfort with potential. This charming mid-century home features three spacious bedrooms, each with built-in robes for ample storage. Enjoy two inviting living rooms, one enhanced by a cozy gas fireplace, perfect for relaxing evenings. The well-designed bathroom, complete with a separate toilet, meets family needs, while the expansive open kitchen includes an electric oven, cooktop, and dishwasher. A versatile dining/study room adds flexibility to your living space.

Practicality is key, with an electric door garage providing side access to the large backyard. The outdoor area is perfect for entertaining, featuring a spacious pergola, plus two sheds, a garden nursery, and a greenhouse for all your gardening needs.

The property sits on a generous 1084m<sup>2</sup> block, offering exciting potential for future development. With ample space and a prime location, this property provides an excellent opportunity for expansion or redevelopment, whether you're considering adding additional residential units, creating a larger family home, or exploring other investment possibilities. The expansive land size ensures versatility and the potential for substantial growth, making it a valuable asset for forward-thinking investors or homeowners looking to enhance their property's value.

Eco-conscious buyers will appreciate the solar panels and water tank, which promote sustainable living. The sizable backyard offers ample space for children to play or for you to cultivate your dream garden. With public transport, Buckley's Entertainment Centre, and St Albans Reserve sporting grounds within walking distance, leisure and convenience are right at your doorstep.

Families will benefit from nearby schools such as Geelong East Primary School, St Margarets Primary School, and Newcomb Secondary College, ensuring quality education is within easy reach. This location provides an excellent environment for family living, with a strong focus on community and accessibility.

Just a short 10-minute drive from Geelong CBD, you'll have quick access to essential amenities and services. Additionally, the Bellarine Village Shopping Centre is a leisurely stroll away, offering a range of shopping and dining options. The property's prime location combines convenience with a welcoming community atmosphere.

Don't miss this exceptional opportunity to own a versatile and well-positioned home at 15 Pitman Street. Whether you're seeking a comfortable family residence or a promising investment, this property is sure to exceed your expectations. Contact us today to schedule your inspection and explore the lifestyle awaiting you in this fantastic property.

With an estimated rental return of \$470-\$490 per week