

**17 Villamanta Street, Geelong West, Vic 3218**

**buxton**

**House For Sale**

Saturday, 29 June 2024

17 Villamanta Street, Geelong West, Vic 3218

**Bedrooms: 3**

**Bathrooms: 1**

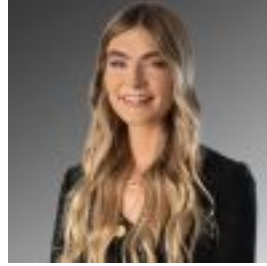
**Parkings: 1**

**Type: House**



Ben Riddle

0401447755



Amy Rush

0419597451

**\$779,000 - \$819,000**

Superbly situated just moments from Pakington Street's café precinct and within walking distance of the CBD, this well maintained and neatly presented property represents an exceptional lifestyle or investment opportunity. Accommodating low maintenance living with all your modern comforts, enjoy the sought after lifestyle of the vibrant West, with all the advantages of the city fringe on your doorstep. Positioned for easy access to Melbourne via the highway or a short stroll to Geelong Station, within walking distance of the Gordon, Deakin Waterfront, Arts precinct, and all the attractions and events of the bay, this address offers a lifestyle few locations can match. The double fronted brick veneer sits behind established gardens in a private setting. A wide entry hall leads through to the welcoming living room with polished timber floors, excellent natural light and modern colour palette. The updated kitchen is equipped with quality appliances including 600mm oven, gas cooktop, dishwasher, and is well-positioned to overlook the dining space with an outlook the backyard. Central heating plus split system heating and cooling ensure comfortable living all year round. Comprising two generous bedrooms, the master includes built-in robes plus split system heating and cooling. A separate study provides a quiet space to work from home, and a central bathroom, separate wc, large laundry and generous storage provisions offer fantastic functionality. Outside, the rear yard is designed for low maintenance upkeep offering a private space to relax or entertain. Side access to a double garage accommodates excellent off-street parking, with additional workshop space and direct access to the rear yard for secure and convenient entry to the home. Blue chip buying at its best, whether you're looking for lifestyle or a sound investment, this property represents outstanding value in a tightly held location. Don't miss this exceptional opportunity!