

# 198 Verner Street, East Geelong, Vic 3219

## House For Sale

Wednesday, 19 June 2024



198 Verner Street, East Geelong, Vic 3219

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 411 m2**

**Type: House**



Nathan Brown



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**\$699,000 - \$760,000**

Welcome to your new haven in the heart of East Geelong! Nestled on a 411sqm block (approx.), this delightful 99-year-old Edwardian home offers the perfect blend of comfort, character and convenience. With easy access to local amenities, schools, parks, and the bustling Geelong CBD just a stone's throw away, you'll love the lifestyle this location offers. Step inside and be greeted by the warm and inviting ambiance of this home. With an array of sought-after features including original timber floorboards, stained-glass windows, pendant lighting and 11-foot ceilings, this home is sure to enchant you. The home comprises of three bedrooms, two of those with built-in robes and an updated bathroom and laundry. Two separate living areas allow ample space for relaxation and entertainment and an additional study/sitting area offers the ideal setup for those working from home. The kitchen features ample storage and countertop space, a 4-burner gas cooktop and 600mm electric oven and dishwasher. The exaggerated ceiling height continues from the kitchen through to the front sitting area and adjoining dining. Outside, enjoy immaculate low maintenance gardens and a sizeable garage/shed at the rear of the property. Rear lane access to your garage and side storage caters for up to 3 vehicles. Families will appreciate the proximity to St Margarets Primary School, Tate Street Primary School and South Geelong Primary School. Other important features to note: • Split-system heating & cooling • Freshly painted exterior • New boundary fence • Hardwood flooring • Outdoor firepit Don't miss your chance to secure not just your next home but an intelligent investment in one of Geelong's most prestigious suburbs. With its charming character and convenient location, it's the perfect place to create lasting memories with family and friends. Whether you're a first home buyer, a young family, downsizer, or looking for a savvy investment opportunity, this property ticks all the boxes. Don't delay, inspect today and prepare to bid at auction on Saturday 13th July! (unless sold prior). Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.