

**2/18 Barnfather Street, Thomson, Vic 3219**



**House For Sale**

Monday, 22 January 2024

2/18 Barnfather Street, Thomson, Vic 3219

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 347 m2**

**Type: House**



Curtis Hoare  
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Lachlan Watts  
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## \$500,000-\$550,000

Defined: A true testament to elegant yet laid-back living in a blue-chip locale, this two-bedroom retreat of light-filled proportions sits tucked out of street view, mere moments from Geelong Racecourse and Geelong's thriving CBD. Playing into the home's brilliant 'lock & leave' ability, low-maintenance surrounds cradle a rich blend of privacy and comfort. Encouraging elite versatility across a single-level design, an airy living and dining zone invites swathes of natural light throughout, while a practical kitchen carried across hard-wearing floors confirms easy hosting abilities with stainless steel appliances and ample bench space. With a central bathroom serving both family and guests, this two bedroom home holds a cherished address between Carr Street and Bellarine Highway, making the entire Surf Coast and Bellarine Peninsula easily accessible for weekend enjoyment.

Considered: Kitchen: Caesarstone benchtops, breakfast bar, overhead cabinetry, generous fridge cavity, rear access to laundry, underbench oven and gas 4-burner cooktop, dual sink with chrome tapware, concealed rangehood, and tiled splashback. Open Plan Living: Zoned by flooring (plush carpet and hard-wearing floors), with glass sliding door to the alfresco and views to the garden via ample windows. Master Suite: Generous in size, with plush carpet, built-in robes, ensuite access to the master bathroom. Additional Bedroom: Plush carpet and built-in robes, with views across the front verandah. Main Bathroom: Generous vanity with single basin and chrome tapware, ample cabinetry, wall-to-wall mirror, walk-in shower with niche and tiled shower base, and separate toilet. Outdoors: Bursts of summer blooms amongst established gardens offer an impressive visual display across a rear garden oasis. With a covered deck alfresco, garden paths, grassy space and peripheral hedging. Luxury Inclusions: Day and night blinds throughout, split-system heating and cooling, dedicated laundry with under bench space for appliances and double sliding doors for storage, single garage with rear pedestrian access and additional off-street parking for caravan or secondary car. Close by Facilities: Tate Street Primary School, Thomson Recreational Reserve, St Margarets Primary School, Newcomb Park Primary School, Newcomb Central Shopping Centre, South Geelong Train Station, Geelong Showgrounds and Racecourse, Barwon Valley Golf Course, Eastern Park, Geelong Waterfront, Geelong CBD via C112, GMHBA Stadium, The Gordon - East Geelong Campus and Christ the King Catholic Primary School. Ideal For: The savvy investor, downsizer or first-time buyer.\*

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