

**2 Conrad Court, Whittington, VIC, 3219**

**buxton**

**House For Sale**

Wednesday, 14 August 2024

2 Conrad Court, Whittington, VIC, 3219

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**

## **Ideal Family Home on Generous Allotment**

Tastefully updated and well-designed for the ideal family lifestyle, this fantastic home offers generous living indoors and out, set on an expansive 623m<sup>2</sup> (approx.) corner allotment. Situated in a quiet court, a short stroll from the local playground and Whittington Primary, within walking distance of recreational facilities including Grinter Reserve and Splashdown Leisure Centre, less than 5 minutes from Newcomb Secondary, Bellarine Village and Newcomb Central Shopping Centres, and only 10 minutes (approx.) from the CBD, this location offers an array of nearby amenities with convenient proximity to the city.

Neatly maintained gardens and a classic brick veneer façade create a welcoming introduction to the home. On entry, a light-filled living room features modern flooring, downlights, gas heating and stylish neutral interiors, with an inviting atmosphere throughout. The adjoining kitchen and dining area forms the heart of the home, fitted with generous built-in storage, allowing for clutter-free living. The well-equipped kitchen features stainless steel appliances including 600mm electric oven, gas cooktop, dishwasher, ample bench space, and an easy connection with the outdoor entertaining.

Comprising three bedrooms, the main bedroom is positioned off the entry, featuring walk-in robes and direct entry to the two-way bathroom, presented in stylish contemporary finishes. Two further bedrooms are separately zoned to the rear of the home, both including built in robes. A separate wc, large laundry and generous linen storage further contribute to the excellent functionality of the floorplan. The house is also fully smart wired for NBN HCF, with a central data cabinet.

Outside, the spacious alfresco provides a fantastic space to relax or entertain family and friends, overlooking a secure lawn area for the kids or pets to play bordered by veggie gardens for home grown produce and a chicken coop for fresh daily eggs! A carport at the front of the home accommodates excellent off-street parking, plus side access to an oversized double garage, including plenty of workshop space for the handy person of the home.

Representing outstanding value, this is an exceptional opportunity for families, first home buyers or investors to secure a well-maintained, established home in a convenient location.

Approximate weekly rental return of \$450-\$470 per week.