

**217 Verner Street, East Geelong, Vic 3219**

**buxton**

**House For Sale**

Tuesday, 25 June 2024

217 Verner Street, East Geelong, Vic 3219

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 337 m2**

**Type: House**



Ian Nichols  
0437006575



Carl McCann  
0352016977

## **\$700,000 - \$750,000**

The captivating home blends original charm with contemporary comforts to offer stylish low maintenance living in a convenient lifestyle pocket of sought-after East Geelong. Set on a 337m<sup>2</sup> (approx.) allotment with rear lane access, a short stroll from local shops and cafes, parks and reserves, within walking distance of the Garden Street strip, South Geelong Station, GMHBA Stadium, South Geelong Primary and Farmers' market, the medical precinct, 5 minutes (approx.) from the CBD, Waterfront and Eastern Gardens, enjoy a leafy community atmosphere with all the advantages of the city fringe. Nestled behind a picket fence and cottage gardens, the character façade offers an enchanting appeal. On entry, a formal living room features period detail including polished timber floors, high ceilings, brick mantel and picture rails, showcasing the original charm of its era. The rear transitions to an open plan kitchen, dining and second living with modern downlighting, split system heating and cooling, and a picturesque garden outlook. The well-equipped kitchen features quality appliances including 600mm Smeg oven, gas cooktop, Bosch dishwasher, ample storage and bench space, with a raised breakfast bar overlooking the dining area for effortless entertaining. Two generous bedrooms include built-in robes, serviced by an elegant bathroom finished in classic subway tiles, with quality tapware and fittings, incorporating laundry facilities for fantastic functionality. From the living, French doors open up to a sun deck overlooking the secure backyard with lush gardens providing a private space to relax or entertain in a tranquil atmosphere. Rear lane access to a double garage accommodates excellent off-street parking, with further shedding for a workshop or additional storage space. Designed for easy living and located for the ultimate lifestyle, this is an exceptional opportunity for those looking for the ideal city fringe home or a central blue-chip investment.