

**23 Breakwater Rd, Thomson, VIC, 3219**



**House For Sale**

Friday, 30 August 2024

23 Breakwater Rd, Thomson, VIC, 3219

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Perfect Opportunity to Enter the Property Market

This character-filled home is situated in a highly desirable location, boasting two street frontages, freshly painted throughout and a north-facing backyard just minutes from the CBD, schools, public transport, and the vibrant East Geelong cafes and shopping precinct.

Upon entry, you'll find a formal entrance with an integrated study nook that leads into the inviting lounge room. This space features an ornate fireplace and elegant floorboards that extend throughout the two living areas and bedrooms. The centrally located dining room connects seamlessly to the kitchen, which is equipped with a stainless steel 900mm cooktop and oven, ample bench space, and generous storage.

The home offers three spacious bedrooms - two of which have built-in robes, while the master bedroom benefits from a ceiling fan and reverse cycle split system. Each room is filled with natural light. The family bathroom includes a shower, bath, and a separate toilet.

Additional features include:

- Ceiling fan
- Character details
- Floorboards
- Corner allotment
- 384m<sup>2</sup> land area

The lifestyle offered by this location is unparalleled in Geelong, with everything you need right at your doorstep and within a short stroll. This property is a must-see for anyone searching in central Geelong, as opportunities like this are rare and highly sought after.

\*All information about the property has been provided to Hayeswinckle by third parties. Hayeswinckle has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.