

# 24 Maple Crescent, Bell Park, Vic 3215



## House For Sale

Tuesday, 2 July 2024

24 Maple Crescent, Bell Park, Vic 3215

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 651 m2

Type: House



Joe Grgic

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**\$569,000 - \$619,000**

Welcome to a one owner home that signifies potential, future growth and a strategic location. This traditional brick home presents three airy bedrooms and limitless potential for the creative homeowner, keen investor or savvy property developer (STCA). You will find the kitchen that overlooks the family lounge area, offering abundant scope to modernise and add value. With original features of cornicing, windows, solid polished timber floors, a second wood fired stove and also comes with an updated bathroom and ducted central heating for comfort. The flat 21-metre-long backyard adds to the charm being a 651 sqm allotment. Presenting a blank canvas for the green-thumbed enthusiast to establish a vibrant garden, a playground for the kids, a fabulous outdoor entertaining area, or to develop. The property also benefits from a long lock up garage, accessible via a lengthy driveway, and allows for multiple vehicle parking or additional storage space. Nestled in a leafy street you will find yourself amidst Milton Street or Hughes Street Shops, offering you immediate access to local stores, shops and community. For families there are several schools a bike ride away or take a bus which is only around the corner. In a couple of turns you can be enjoying a coffee in Pakington Street or at the prized Geelong Waterfront or head in the opposite direction and take off on the Ring Road in a matter of moments. This solid home offers so much scope and potential but is for only 1 lucky buyer. Due Diligence checklist are available at [www.consumer.vic.gov.au/duediligencechecklist](http://www.consumer.vic.gov.au/duediligencechecklist)