

**25 Bell Parade, Drumcondra, Vic 3215**

**McGrath**

**House For Sale**

Wednesday, 10 July 2024

25 Bell Parade, Drumcondra, Vic 3215

**Bedrooms: 4**

**Bathrooms: 2**

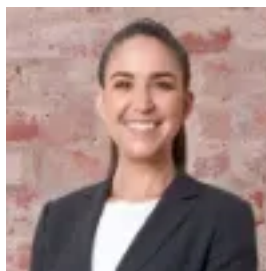
**Parkings: 2**

**Area: 728 m2**

**Type: House**



Carl Hammond  
0407042152



Sally McKay  
0432765831

**\$1,495,000 - \$1,595,000**

Overlooking Rippleside Park and mere footsteps from the edge of Corio Bay, this classic residence has undergone a contemporary transformation for modern family living whilst enhancing the original Art Deco features retained throughout. Step into the welcoming entry, where a wide hallway and soaring ceilings greet you while decorative cornices, plasterwork and wall sconces reflect a bygone era. The spacious living room offers an inviting space to relax and unwind, highlighted by corner windows, the original fireplace and striking ceiling detail with opulent pendant lighting. Stylishly updated, the dining/kitchen zone extends onto the alfresco deck and rear yard, ensuring effortless outdoor entertaining. Beautifully designed with stone benchtops on streamlined cabinetry, the kitchen is appointed with premium appliances and a functional island bench/breakfast bar. This exclusive address ensures an enviable lifestyle awaits by the bay. The rejuvenated Rippleside foreshore and St Helens Boat Ramp are just moments away for times of relaxation and watercraft activities. Opposite Rippleside Park provides access to vast parkland and a large kids' playground. Or enjoy the scenic walking tracks along the waterfront to the Botanic Gardens. Close proximity to the CBD, Deakin University and Pakington Street. Walking distance to the North Geelong Train Station and nearby to the Princes Highway keeps you easily connected to Melbourne. - Occupying a generous 728m<sup>2</sup> (approx.) opposite Rippleside Park - Kitchen with Bosch oven, six-burner gas cooktop, int d/washer - Master suite with parents retreat and contemporary ensuite - A further three great sized bedrooms with lush carpets - Bathroom with double vanity, stone benchtops - Ducted heating/cooling, split-system air conditioner - Solar panels - External laundry in double lock-up garage - Single and double lock-up garage accessed via rear lane