

**273 Boundary Road, St Albans Park, Vic 3219**

**House For Sale**

Wednesday, 10 July 2024



273 Boundary Road, St Albans Park, Vic 3219

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 558 m2**

**Type: House**



Rob Nelis

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Matthew Pearce

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**\$430,000 - \$450,000**

Situated less than 10 minutes from the CBD, on a generous 559m<sup>2</sup> (approx.) allotment, this conveniently located property represents an exceptional opportunity to break into the popular St Albans Park market, accommodating comfortable living now, with endless potential to update, modernise or extend (STCA) and add value. Set in an established pocket, a short stroll from local parks, reserves and sporting facilities, Geelong East Primary, the Gordon East Campus, local shops and eateries, and just steps away from the family friendly Buckley's Entertainment Centre, enjoy an array of local amenities as well as close proximity to all the attractions of the city! Established trees create a private setting for the charming mid-century home. Inside, a spacious living room features original polished timber floors and brick mantel, with gas heating plus split system heating and cooling catering for your modern comforts. The adjoining kitchen and meals area includes 600mm freestanding oven and cooktop, retro style cabinetry and plenty of storage. Three bedrooms are serviced by a bright central bathroom, and a separate laundry and wc at the rear complete the well-functioning floor plan. Outside, the large backyard includes generous shedding for storage or workshop space, with a wide driveway accommodating off street parking. Representing outstanding value, this is a fantastic opportunity for first home buyers, renovators or investors with endless scope for future reward.