

**297B Church Street, Herne Hill, Vic 3218**



**House For Sale**

Tuesday, 25 June 2024

297B Church Street, Herne Hill, Vic 3218

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Mimi Simunic  
0412155100



Matthew Roberts  
0488616754

**\$669,000 - \$699,000**

Nestled in the heart of Herne Hill, this picture-perfect home awaits you at 297B Church Street. This beautifully presented and spacious property offers the ultimate in comfort and style, making it the perfect place to call home. As you step into the North-facing living and dining area, you'll be greeted by a sense of warmth and delight. Bathed in natural light throughout the year, thanks to the double-glazed windows, this space invites you to relax and enjoy every moment. The extensive layout includes three generously sized bedrooms, the master with a WIR and ensuite, and two living areas, providing ample space for all. There's even a study nook, perfect as a work from home solution, ensuring all your needs are met. The home features two luxurious bathrooms, the main including a modern free-standing bath, perfect for unwinding and relaxation. The floorboards throughout and 9 foot ceilings add further allure to this inviting and elegant property. The fully fenced and landscaped yard at the front of the property provides a tranquil space with a natural flow via the dining area, whilst the rear of the property offers a vast decked area leading off the generous second living area. With all the hard work done, including full replacement of the colourbond roof with high-quality insulation, and restumping, you won't need to lift a finger! With walking distance to shops and schools, nearby access to the Geelong Ring Road and CBD, this property has convenience and lifestyle at its core. This property will exceed all your expectations. Don't miss out on this outstanding opportunity in the heart of Geelong! Additional features: Undercover carport Stainless steel appliances and dishwasher Garden shed 2 reverse cooling and heating systems Rental appraisal \$510-\$530pw\* 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.