

34 Merlin Crescent, Corio, Vic 3214

GARTLAND

House For Sale

Thursday, 11 July 2024

34 Merlin Crescent, Corio, Vic 3214

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 579 m2

Type: House



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\$400,000 - \$440,000

Take advantage of this exclusive opportunity to renovate or redevelop a 4 bedroom, double story home on over 500 sqm of land. Zoned as a suitable development site in Corio with a 20 metre frontage. This large double story home is ripe for renovation with 4 oversized bedrooms or 3 bedrooms and 2 living rooms. An incredible size living room expands through to a formal dining and then through to a large, dedicated kitchen space overlooking the rear yard. Upstairs there are 2 bedrooms, one with an ensuite and one extremely large. There is a study area located at the bottom of the stairs, an attic space and under stair storage. The wet areas can be converted as desired but would ideally function as a main bath, ensuite and laundry. A gate offers secure parking and a yard. The original garage structure is large in size and offers undercover parking and storage. Location attributes - Walking distance to Corio Village Shopping Centre, St Francis Xavier Primary School, Northern Bay College, Korayn Birralelee Family Centre including the Early Learning Centre, The newly refurbished Shell Club and the new state of the art Norlane ARC leisure and Recreation Centre. The Geelong Ring Road entrance is a 2 minute drive, Geelong Waterfront 15 minutes and Melbourne 30 minutes to the Westgate Bridge.