

**34 Willis Street, Winchelsea, VIC, 3241**

**House For Sale**

Tuesday, 3 September 2024



34 Willis Street, Winchelsea, VIC, 3241

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Tyra Pedretti

## **Exceptional Value, Outstanding Lifestyle**

Set in the heart of family friendly Winchelsea on a generous 1,015m<sup>2</sup> (approx.) allotment, this charming home offers a wonderful lifestyle in a relaxed country setting. Situated within walking distance of the town centre, enjoy nearby shops and cafes, the Winchelsea Hotel, local parks, reserves and sporting facilities, childcare facilities, Winchelsea Primary School, surrounded by historic attractions, the Barwon River, walking trails, and Winchelsea Golf Club. Only 20 minutes (approx.) from the outskirts of Geelong, and less than 30 minutes from the iconic Great Ocean Road, this location offers peaceful community living, fantastic local amenities, and easy access to city or surf.

The classic weatherboard home is welcoming in appeal, set behind established gardens. Inside, the open plan living, dining and kitchen enjoys an abundance of natural light, with an original brick mantel as its centrepiece. The updated kitchen features modern stainless steel cooking appliances, elegant cabinetry, excellent storage provisions, and direct access to the outdoor entertaining area. Comprising three generous bedrooms, all include robes, serviced by a bright central bathroom incorporating laundry facilities.

Outside, the expansive backyard provides plenty of space for the kids or pets to run around. A long driveway and garage accommodate ample off-street parking, with a workshop and storage space adding to the excellent facilities of the property.

Representing exceptional value, this is an outstanding opportunity for those looking to secure an idyllic family lifestyle in peaceful and picturesque surrounds.