

**4 Martin Street, Thomson, VIC, 3219**



**Sold House**

Sunday, 18 August 2024

4 Martin Street, Thomson, VIC, 3219

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**

## Comfortable Living with Period Charm

**Defined:** An immaculate example of vintage architecture and charm, this revamped three bedroom weatherboard occupies a highly-sought corner position right on the border of East Geelong & Thomson. Flaunting a combination of modern and original features, the home dresses its light-filled layout with beautifully polished floorboards, sash windows and picture railings throughout.

Sleek updates carry comfort across a rear sunroom and dedicated living and dining space, while an open kitchen framed by timber delivers effortless practicality with modern appliances and sleek stainless steel cabinetry. Balanced by three versatile bedrooms, the home offers practicality for both family and guests with a central bathroom and additional toilet in the laundry.

**Considered:**

**Kitchen:** Blending stainless steel and laminate finishes, an array of cabinetry provides practical storage solutions for a kitchen of functional proportions. Modern appliances include an underbench oven and gas cooktop and oversized sink with chrome tapware.

**Living:** Centred by a tiled hearth with wood storage and wood fire heater, living dimensions sit cradled within polished timber floors and heightened ceilings. Block-out roller blinds sit atop a sash window, while a feature light adds a hint of vintage.

**Dining:** Positioned alongside the kitchen and divided from the lounge with glass sliding doors, an open dining space continues polished timber boards and neutral colour palette. In-built cabinetry offers pantry space, original heater.

**Sunroom:** Encased in windows to allow an all-day sunshine, with direct rear access to the yard. Jalousie windows allow for beautiful cross-breezes.

**Master Suite:** Elevated with a built-in robe, spacious and light-filled dimensions welcome rest and rejuvenation.

**Additional Bedrooms:** Two bedrooms provide space for family or guests, while design versatility ensures home office potential if desired. An interconnecting door welcomes unity of space, while sash windows welcome garden views.

**Main Bathroom:** Centrally located to service both guests and family members, the bathroom comes complete with combined shower and tub, and original vanity. A private toilet sits off the laundry.

**Outside:** Encased in beautiful gardens, a low-maintenance allotment of 348sqm (approx.) welcomes peaceful retreat from a central city locale. Lush gardens cradle a contemporary alfresco deck, where sun-drenched entertaining links with a private and secure yard ideal for the family pet.

**Luxury Inclusions:** Split-system heating and cooling, wood fire heater, heightened ceilings, freshly painted, young landscaped gardens and immaculate lawn, secure periphery and feature lighting.

**Close by Facilities:** St Margarets Primary School, Thomson Recreational Reserve, Geelong Showgrounds and Racecourse, Bellarine Rail Trail, Barwon River, Richmond Oval, South Geelong Train Station, University Hospital, Eastern Park, Christ the King Catholic Primary School, Newcomb Park Primary School, GMHBA Stadium, Geelong CBD access via C112, Bus route 31, The Sprout About cafe and East Geelong Golf Course.

**Ideal For:** First-time buyers, savvy investors, downsizers, or those with an appreciation for vintage design.

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