

# 4 Tilly Court, Newcomb, Vic 3219

**buxton**

## House For Sale

Thursday, 11 July 2024

4 Tilly Court, Newcomb, Vic 3219

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 653 m2**

**Type: House**



William Jones  
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**\$550,000 - \$580,000**

Boasting captivating mid-century charm, this neatly presented home, set a generous 652m<sup>2</sup> (approx.) allotment, represents an exceptional opportunity to enter popular Newcomb, with further potential to add value. Situated in a family friendly court with its own playground, a short stroll from all the amenities of Newcomb Central and Bellarine Village shopping centres, within walking distance of local primary and secondary schools, close to public transport, less than 10 minutes from the city and Waterfront, and a quick trip via the highway to the beautiful Bellarine Peninsula, this location offers a wonderful lifestyle. Well-maintained throughout, with a new roof recently installed, the home offers comfortable living now, with further scope to update, extend or develop (STCA) in future. A picket fence, established gardens and enchanting façade greet you on arrival. The double door entry takes you into a welcoming living area featuring light filled interiors, modern flooring and a picturesque garden outlook. The open plan layout flows effortlessly through to the adjoining kitchen and dining area, the well-equipped kitchen featuring stainless steel appliances including 600mm oven, gas cooktop, dishwasher, plenty of bench space and ample storage. Comprising three bedrooms, the generous master includes built-in robes. A well-appointed bathroom features a corner bath and shower, updated vanity, heat lighting, and incorporates laundry facilities for excellent functionality. A versatile space at the rear of the home offers a second living area or study, with built-in storage and direct access to the alfresco. Outside the undercover entertaining area provides a private space to relax or wine and dine outdoors, overlooking the large backyard which allows plenty of space for the kids or pets to play in a secure setting. A long driveway, garage and additional shedding accommodate excellent off-street parking, workshop and storage space. An outstanding opportunity to enter a convenient pocket of Newcomb, this home comes with endless potential for future reward in an area that continues grow in popularity for its affordability, local amenities, proximity to the city and fantastic lifestyle.