

46 Ann Street, Geelong West, Vic 3218

House For Sale

Tuesday, 25 June 2024



46 Ann Street, Geelong West, Vic 3218

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 583 m2

Type: House



Mitchell Falzon

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Nathan Brown

\$1,050,000 - \$1,150,000

I challenge you to find a recently sold, corner allotment in Geelong West that emanates as much character and functionality as 46 Ann Street. Whether you want to move right in and enjoy its classic, homely aura, or partake in a bespoke renovation right away, you have a meticulous floor plan, in an enviable and sought-after location. Encompassing four-bedrooms, two-bathrooms, one an ensuite, another recently renovated, kitchen with two living areas, one open plan, and at the rear a double-garage. Additionally featured throughout the home is: • A Coonara wood heater. • Polished floorboards. • Stained glass. • Ornate, classical mouldings and craftsmanship throughout. • Freestanding Smeg oven/cooktop. • Double butler sink. • Ducted heating. • Split system heating/cooling. And the location is impeccable. you're nestled conveniently between the Pakington Street and Shannon Avenue Meccas granting a plethora of dining, boutique fashion, beauty, aesthetics and grocer options and Geelong West Football Club's Baker Reserve is your second backyard, where all your neighbours catch up for the daily doggy play date. Families will be blessed by convenient access to voluminous coveted schools for all ages, and the professionals have the option of two train stations nearby, as well as either the Geelong Ring Road or Princes Highway. Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.