

**52 Collins Street, Geelong West, Vic 3218**

**House For Sale**

Wednesday, 3 July 2024



52 Collins Street, Geelong West, Vic 3218

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 757 m2**

**Type: House**



David Gray  
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**\$1,200,000**

Located less than 450 metres from Pakington Street, this residence promises the Geelong West lifestyle you've been dreaming of! Leadlight windows add an elegant touch to the home's facade. The spacious dining/kitchen zone features a decorative fireplace, while the adjoining living room inspires fun-filled movie nights. The kitchen is perfection with stone benchtops, a breakfast bar, built-in pantry and stainless steel appliances (dishwasher, oven, gas cooktop, rangehood). Parents will love that the kitchen's picture window overlooks the backyard, so they can watch little ones playing outside. Two bedrooms with built-in robes (one with decorative fireplace), the bathroom and laundry with storage complete the lower level. The upstairs bedroom boasts access to the generous loft, which offers versatility as a study, kid's play space or teen retreat. A wall heater, split-system air conditioner and ceiling fans provide comfort. Outside, the covered entertaining deck and north-facing backyard provide a wealth of space for outdoor family fun. So why not host loved ones on the deck as the kids play on the lawn? Or pick fresh produce from the fruit trees during the warmer months? The large carport provides backyard vehicle access, which is ideal for storing caravans, boats, or trailers. With the delights of Pakington Street only a short stroll away, you'll be spoilt for choice with cafes, restaurants and boutiques. Ashby Primary School is within easy walking distance for young families, while local sporting grounds and the Geelong Golf Club are moments away. Enjoy easy access to the Geelong Train Station, Geelong CBD & Waterfront.