

**55 Crofton St, Geelong West, VIC, 3218**

**buxton**

**House For Sale**

Monday, 28 October 2024

55 Crofton St, Geelong West, VIC, 3218

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Classic Character Home in Vibrant Lifestyle Pocket

Presenting an exceptional opportunity to enter the coveted Geelong West market, in this classic period home set in an outstanding lifestyle pocket. Situated a short stroll from all the cafes, shopping and amenities of the Shannon Avenue strip, within walking distance of the iconic Pakington Street precinct, Sparrow Park, local primary schools, Newtown's private schools, within minutes of the CBD and Ring Road, enjoy an array of local attractions with fantastic central accessibility. Neatly maintained for comfortable living now, the property also offers further scope to update, modernise or extend (STCA) and add value.

Set in a history-lined street, the enchanting character façade features a classic veranda and stained-glass windows. Inside, original period detail includes high ceilings, ornate cornice, ceiling roses and polished timber floors. The open plan kitchen, dining and living area features north facing windows allowing natural light to flow within, and split system heating and cooling for year-round comfort. The country style kitchen includes quality timber cabinetry and benchtops, 600mm freestanding stainless-steel oven and cooktop, excellent storage with walk-in pantry, ample bench space and breakfast bar seating. Positioned to overlook the rear alfresco and backyard, this is a great layout for everyday living and easy entertaining. Two bedrooms are generous in size, serviced by a well-appointed bathroom featuring timber lining boards, bath, separate shower, vanity, and linen storage.

Outside, the undercover entertaining area offers a private space to relax or wine and dine with family and friends, overlooking the large secure backyard and established gardens. A long driveway accommodates excellent off-street parking and side access, with a full sized sealed garage that is fully wired for workshop or storage space.

Entering the market for the first time in over 24 years, this property is now ready to change hands, representing an exceptional opportunity to secure premium Geelong West real estate with endless potential for future reward. Don't let this one pass you by!