

# 8 Paratone Crescent, St Albans Park, Vic 3219



## House For Sale

Wednesday, 26 June 2024

8 Paratone Crescent, St Albans Park, Vic 3219

Bedrooms: 4

Bathrooms: 2

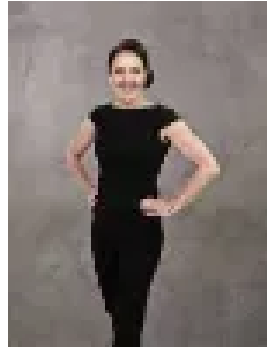
Parkings: 2

Area: 723 m2

Type: House



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**\$760,000 - \$820,000**

Entertainers delight in one of Geelong's best kept suburbs only 10 minutes to Geelong CBD situated on 723m<sup>2</sup> of north facing land only 10 minutes to GMHBA stadium under 30 minutes to Surfcoast beaches. This family home is only 6 minutes to Christ the King primary school, 8 minutes to South Geelong train station, allowing for easy commute to Melbourne. Surrounded by large blocks and open spaces this home makes for a convenient yet quiet lifestyle. The home is still owned by its original owner giving testament to the appeal of this location. Fabulous north facing block with ample off street car parking along with double garage with internal access door, leading into the large home office with plantation blinds and lovely north facing views. Double doors to master bedroom with walk-in robe, ensuite with shower and toilet. Along with 1 more bedroom ideally located for small children, or babies at the front of the home. There are a further 2 bedrooms at the back of the property with new cassette block out blinds as well as a generous family bathroom and laundry and separate toilet, all having been recently repainted, new carpet laid throughout the home. Entertaining is easy with the centrally located kitchen offering generous countertop, allowing for easy entertaining, gas cooktop, electric oven, double door fridge and dishwasher. The entertaining areas have easy maintenance tiled floors which lead through to the stacker doors recently installed to complete the all-weather, outdoor entertaining area, which offers, built-in lighting range hood, pulldown screens, and a magnificent spotted gum deck, there is a further concreted courtyard offering privacy on one side and a generous grass area to the back of the property. This family home offers a well-balanced range of outdoor spaces. Inclusions: • CCTV cameras • Security system • Gas ducted heating and cooling • Garden watering system • Clothesline • Side vehicle entry • Side pedestrian entry • NBN • Foxtel • Built-in lounge theater sound system • New LED downlights • IXL Tastics in the bathrooms. There is an optional extra for a 20 foot container fully alarmed and powered with an insulated roof. This is one not to be missed on a large 723m<sup>2</sup> block. \*All information about the property has been provided to Hayeswinckle by third parties. Hayeswinckle has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.