

**1/25 Waiora Ave, Hamlyn Heights, VIC, 3215**

**GEEELONG REAL ESTATE CO.**

**Townhouse For Sale**

Tuesday, 3 September 2024

1/25 Waiora Ave, Hamlyn Heights, VIC, 3215

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Type: Townhouse**

## Discover Modern Comfort in the Heart of Hamlyn Heights

Don't miss the chance to make this beautifully updated townhouse in the vibrant heart of Hamlyn Heights your new home. This property seamlessly blends modern conveniences with stylish living, offering an exceptional lifestyle for you and your family. The lower ground level features a spacious open-plan living and dining area that extends effortlessly to the outdoor entertaining space, perfect for indoor-outdoor gatherings. The well-appointed kitchen includes a convenient dishwasher and ample storage, while the adjacent powder room and laundry add to the functionality of this floor. The master suite is a true retreat, complete with an ensuite, built-in robes, and a split system for year-round comfort.

Venture upstairs and discover a versatile second living area that can serve as a quiet study, a play zone for the kids, or a private escape for the parents to unwind. This level also includes a second bedroom with its own ensuite and built-in robes, while two additional bedrooms boast walk-in robes, with one featuring a charming balcony. The modern bathroom, centrally located with a separate toilet, ensures that busy mornings are handled with ease.

Enjoy consistent comfort throughout the year with six split systems strategically placed throughout the home, catering to every season's needs. The property also boasts secure parking with direct access to the home, ample storage solutions, and energy-efficient solar panels to help you save on electricity costs.

The location is unbeatable, offering easy access to Ballarat Road and Vines Road, and is just a short distance from Vines Road shops, highly-rated local schools, parks, reserves, and public transport. The Geelong CBD and Ring Road are also conveniently close, making your daily commute and local adventures effortlessly accessible.

This townhouse is more than just a home; it's a lifestyle opportunity waiting for you. Embrace the comfort, convenience, and style that this property offers and make it yours today.