

**25a Fyans Street, South Geelong, Vic 3220**

**McGrath**

**Townhouse For Sale**

Sunday, 23 June 2024

25a Fyans Street, South Geelong, Vic 3220

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Jim Cross  
0408305615



Brock Buchanan  
0409899945

**\$950,000 - \$1,000,000**

Ideally located close to Geelong's CBD, GMHBA Stadium and the Barwon River, this modern townhome delivers four bedrooms over two well-designed levels and would suit those looking for a low-maintenance lifestyle or an ideal investment property. Upon entry, the interiors evoke a contemporary feel with neutral tones throughout, while carpeted bedrooms add comfort underfoot. Spacious open-plan living flows out to the alfresco entertaining area and north-facing yard via oversized glass stacker doors. Drenched in sunshine, it reveals the perfect spot to host weekend BBQs with loved ones and listen to the crowd roar when the Cats play at home. Cooking will be a breeze in the sleek kitchen that is well-appointed with stone benchtops, a large island bench and built-in pantry. A second lounge area upstairs offers additional space to relax and unwind. The central location places you within easy walking distance of GMHBA stadium, Kardinia Aquatic Centre and scenic walking tracks along the Barwon River. Only a short drive to High Street for all of your daily shopping needs and approximately 5 minutes into the CBD. Close to Primary and Secondary schools, public transport and South Geelong Train Station. Superior access to Latrobe Terrace keeps you easily connected to the Surf Coast and Melbourne. - Kitchen: s/steel 900mm oven, 5-burner cooktop, d/washer- Ground floor master bedroom with walk-in robe and ensuite- A further three bedrooms upstairs all with built-in robes- Modern main bathroom with bathtub and separate w/c- Ducted heating/cooling, split-system air conditioner- Downstairs powder room, laundry with external access- Additional storage under the stairs- Low-maintenance gardens ensure a relaxed lifestyle- Double lock-up garage accessed via rear lane