

**1/6 Hillford Street, Newcomb, Vic 3219**



**Unit For Sale**

Saturday, 29 June 2024

1/6 Hillford Street, Newcomb, Vic 3219

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Matthew Roberts  
0488616754

## **\$469,000 - \$509,000**

Nestled in a tranquil pocket of Newcomb, this recently updated residence is one of only two on the site with the added benefit of no owners' corporate fees, it offers safety and privacy in a central location. Meticulously maintained over the years, this low maintenance residence comes with new flooring, carpet and fresh paint. Combining an abundance of natural light and generous proportions throughout with all the best amenities within walking distance, it's an ideal choice for first home buyers, downsizers, or savvy investors. Key features: Two spacious light filled bedrooms with large built-in robes Central bathroom with separate w/c Laundry with a utility linen cupboard & access to private courtyard Kitchen with gas cooking, ample bench space & pantry Open-plan dining and living area with oversized windows Fully fenced, expansive yard, north-facing on 189m<sup>2</sup> with shed Gas Hot water, Gas Cooktop, RC/AC, Gas Heating Seize the chance to secure a valuable piece of real estate in a prime location where a short stroll will take you to Eastern Park, featuring sporting grounds, the East Geelong Golf Club, and the Geelong Botanical Gardens. Public transport and local shops are within walking distance, and nearby schools include Newcomb Park Primary School and Newcomb Secondary College. This property presents an excellent opportunity to downsize or invest in one of Geelong's fastest growing suburbs where the potential rent return is approx. \$ 420/wk.\*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.