



## Residential - Properties Sold



### 31a Clarence Street, West Geelong, (Geelong)

Contact Agent

🏠 3 🛏 2 🚗 1 📏 460 m<sup>2</sup>



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#### Character and Quality

**This most attractive weatherboard home is likely to tick all the boxes. Set in the true heart of Geelong West, it lies within a short radius of living essentials such as schools, kindergartens, transport (Geelong Railway Station) and major supermarkets.**

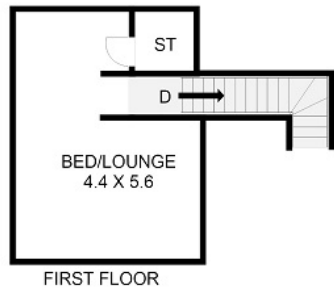
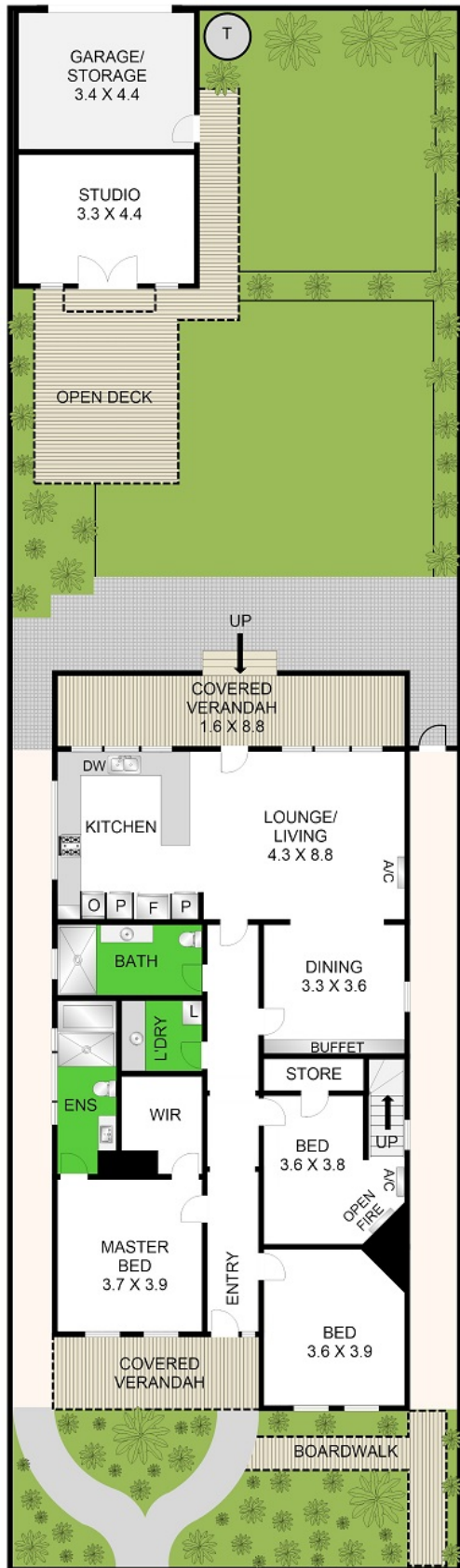
This specific area of Geelong West is well renowned as a lifestyle hub with the Pakington Street shopping strip only minutes away as well as a manageable walk to the waterfront and to Geelong's CBD.

Set on an allotment of some 460m2 approx. and offering three street frontages, the newly renovated home offers privacy and a prime opportunity to move straight in, live and enjoy. Comprising:

- 3 Bedrooms with stunning ensuite and walk in robes to main
- Upstairs retreat, study or 4th bedroom
- Sensational open lounge and dining rooms
- Huge new kitchen with quality appliances, stone benches and breakfast bar
- Fully renovated main bathroom
- Single remote garage partially converted to a studio
- New gas central heating and reverse cycle split system cooling.

You can't help but be impressed with this lovely family home. Call today for more information or to inspect.





FIRST FLOOR



CLARENCE STREET