

**1307/44 Ryrie Street, Geelong, VIC, 3220**



**Apartment For Sale**

Tuesday, 26 November 2024

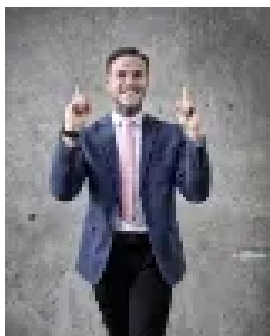
1307/44 Ryrie Street, Geelong, VIC, 3220

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Matthew Ward  
0352808434

## THE INNER CITY APARTMENT YOU HAVE WAITED FOR!

Welcome to this beautifully appointed 1-bedroom residential apartment located on the 13th floor of 44 Ryrie Street. Experience inner city living at its finest, with picturesque views across Geelong that will take your breath away. Enjoy the convenience of having the Geelong CBD right at your doorstep, making it easy to explore the vibrant local culture, dining, and shopping options.

The modern kitchen features elegant stone benchtops, integrated fridge & dishwasher & a full length mirror splashback that perfectly complement the stylish living space. The open-plan design allows for a seamless flow between the living, dining, and kitchen areas, creating a perfect environment for entertaining. Step out onto your private balcony through the floor to ceiling sheers to soak in the stunning views or enjoy a night under the stars from the rooftop entertaining area.

With split system heating & cooling, double glazed windows & front loader washer machine, this home is not only comfortable year round but also functional.

The bathroom boasts floor to ceiling tiles & oversized shower giving the feeling of luxury at every turn.

If location is top of your list this property will be perfect. 5 minute walk to the Geelong waterfront & Deakin university, 10 minute walk to the Geelong University Hospital & minutes to the St John Of God Hospital plus an abundance of retail & restaurants

This apartment also comes with the added convenience of a private car park & storage cage, ensuring that your vehicle & belongings are secure and easily accessible.

Don't miss out on this incredible opportunity to own a piece of Geelong's thriving real estate market. Schedule a viewing today and make this dream apartment your new home!

\*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\*