# 1/19 Langibanool Avenue, Hamlyn Heights, VIC, 3215

## House For Sale

**Wednesday, 20 November 2024**

**1/19 Langibanool Avenue, Hamlyn Heights, VIC, 3215**

**Bedrooms: 3**          **Bathrooms: 2**          **Parkings: 2**          **Type: House**

**Style, Quality & Oh-So-Much Natural Light**

With a stunning renovation completed by Eccles Homes, this residence is the epitome of contemporary elegance.

High square-set ceilings enhance the flawless interiors of this builder's own home, which was completed less than a year ago. The open plan living/dining/kitchen zone creates a spacious setting for everyday enjoyment, where you can open the sliding door onto the north-facing alfresco deck. Overlooking the private front yard, this outdoor setting is the perfect spot to kick back and soak up the sunshine. The kitchen is beautifully appointed with stone benchtops, a walk-in pantry and F&P appliances (double oven, induction cooktop, rangehood, dishwasher).

The main bedroom creates a dreamy retreat with a walk-in robe and stunning en suite. Two additional bedrooms with mirrored built-in robes share close access to the main bathroom, which will delight with a semi-attached bathtub. You'll love that both bathrooms exude quality with stone benchtops, under-floor heating and heated towel rails. Other features include ducted heating/cooling, ceiling fans, an alarm system, double-glazing and European laundry. The backyard provides another beautiful outdoor setting, while the remote double carport offers secure parking.

This peaceful location places you a short walk to public transport, local sporting grounds and the Vines Road Community Centre. Both the Vines Road and Minerva Road shopping precincts are moments away, while a variety of schools and private colleges are within walking distance for families. Just jump in the car, and you'll soon be in the heart of Geelong or cruising along the Ring Road towards Melbourne or the Surf Coast.

Potential rent return at 600 - $620 per week. To discuss in further detail please contact Emily Reid on 0477 922 969.