

# 10 College Court, Newtown, Vic 3220



## House For Sale

Tuesday, 7 January 2025

10 College Court, Newtown, Vic 3220

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 333 m2

Type: House



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## **\$849,000 - \$919,000**

Located in the highly desirable heart of Newtown, this contemporary 4-bedroom, 2-bathroom home perfectly balances comfort and convenience, making it an ideal choice for those seeking a low-maintenance lifestyle. The spacious open-plan living, kitchen, and dining area provides ample room for both a full-sized dining table and lounge seating, seamlessly flowing into a private, low-maintenance courtyard—perfect for outdoor entertaining. The first-floor layout is thoughtfully designed for both relaxation and productivity. The expansive master bedroom features a Walk-In Robe and a private retreat area that opens onto a balcony, offering a peaceful space to unwind. Three additional bedrooms, each with built-in robes, provide flexibility for family, guests, or a home office. Two well-appointed bathrooms offer ultimate convenience for the entire household. Ideal for families, this property is within close reach of top schools and local amenities. St Joseph's College, Sacred Heart College, and the senior school of Geelong College are all easily accessible, with the junior and middle schools just a short walk away. A childcare centre is conveniently located next door. Outdoor enthusiasts will appreciate nearby Elderslie Reserve for footy and netball, local parks, and the Shannon Avenue shopping strip. With Pakington Street, Queens Park, the CBD, and Barwon River walking trails nearby, plus easy access to the Ring Road for Melbourne commuters or beach trips, this location truly offers the best of both convenience and lifestyle. This well-balanced family home includes:- Expansive Double Garage: 8.8m x 5.7m with a convenient push-through access- Rainwater Tank for eco-friendly water storage- Multiple Living Zones offering flexible space for family living- Newly installed Illusion gas log fires in the living room- Ducted Heating and Cooling for year-round comfort- Rental approx \$620 per week\*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.