

**13 Clarendon Street, Newtown, VIC, 3220**



**House For Sale**

Saturday, 2 November 2024

13 Clarendon Street, Newtown, VIC, 3220

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Jason Barnett

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## Lovely home between Pako and Kardinia Park

Can this location be any more representative of Geelong? At one end of Clarendon Street is Kardinia Park and the home of our beloved Cats, and at the other end are the boutiques, restaurants and cafés of popular Pakington Street.

-☑️ A bright entrance lobby leads into the open-plan living, dining and kitchen area, with a reverse cycle split system unit and north-facing windows overlooking the low-maintenance front garden. An additional eastern window captures the morning light

-☑️ Kitchen with window, gas cooking and ample storage space

-☑️ Spacious carpeted bedroom served by sizeable bathroom and laundry

-☑️ Fully paved driveway leads to a single lockup garage

-☑️ Further highlights include: Security screens; external blind to northern window of living room; plush carpeting throughout; plenty of storage with two linen closets and a cupboard.

-☑️ 130m walk to local cafés; 400m to vibrant Pakington Street shops and eateries

-☑️ Walk 5-min to GMHBA Stadium for the footy and avoid the traffic jam

-☑️ Geelong CBD (just 1.5 km); St John of God Hospital (1.3 km)

This ideally located, low-upkeep brick-and-tile home is perfect for a professional couple, first home buyers and downsizers, with just a 5-min commute to Geelong, so call for more information or to arrange an inspection.