

**200 Noble Street, Newtown, VIC, 3220**

**ABERCROMBYS**

## **House For Sale**

Wednesday, 20 November 2024

200 Noble Street, Newtown, VIC, 3220

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Edward Royle  
0398645300

## For Families, A Rare Noble Gem

Inspect Strictly By Appointment

At a glance

- \* Elegant 5 bedroom, 3 bathroom family period home
- \* Generously proportioned living, dining, and entertaining spaces
- \* Lush, established gardens with solar and gas heated swimming pool
- \* Rare North facing dual street frontage, moments from leading schools

Abode

Circa 1919, this single level, charming red brick Californian bungalow facade is enhanced by a classic contemporary and meticulously planned architectural extension to the north. Being offered for the first time in 25 years and rich in history, style, and space, the residence is set within stunning gardens that feature lush lawns and expansive paved alfresco areas. Offering five spacious bedrooms, three bathrooms, and a generous dedicated office, the home expertly balances formal and informal living areas. The brand new, open-plan kitchen is complemented by a seamless flow into the large and beautifully appointed family friendly open plan living area overlooking the natural gas and solar heated swimming pool, entertaining area and spacious gardens to the north. Exceptionally located and with only 5 owners in its 105 year history, this residence, situated on 998m<sup>2</sup>, ensures a haven for family and friends is a true Newtown gem.

Area

A short walk to Geelong's finest schools including Geelong College, Geelong Grammar preparatory school, St Joesph's and Sacred Heart Colleges, together with many fine primary schools. Moments to Newtown's finest boutiques and eateries, the Barwon River and Kardinia Park and easy access to the ring road.