

**208 Verner Street, East Geelong, VIC, 3219**

**buxton**

**House For Sale**

Tuesday, 26 November 2024

208 Verner Street, East Geelong, VIC, 3219

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Elegant Living in Coveted Pocket

Classic original character integrates with elegant modern updates to offer stylish family living with all your contemporary comforts. Positioned in a sought-after pocket of East Geelong, on a 410m<sup>2</sup> (approx.) allotment with rear access, this home is immaculately presented throughout, and perfectly positioned for lifestyle. Situated within walking distance of local shops and cafes, parks and reserves, schools, the Garden Street strip, South Geelong Station, and only 5 minutes (approx.) from the CBD and Waterfront, enjoy a vibrant community atmosphere with all the advantages of the city fringe.

Set behind a picket fence and cottage gardens, the beautifully preserved façade is timeless in style. Stepping inside, original features include high ceilings, ornate cornice, ceiling roses, hallway arch, and polished timber floors creating an impressive introduction to the home. Off the entry, a formal lounge offers a sophisticated space to retreat, with a welcoming ambience. The main bedroom at the front of the home features a stunning bay window with built-in seating, walk-in robes and tastefully presented ensuite. Three further bedrooms all include built-in robes, serviced by a central main bathroom presented in traditional finishes, with a separate wc.

The rear of the home seamlessly transitions to a contemporary open plan layout with square set ceilings, downlights and an effortless connection to the outdoors. A timber mantel and firewood heater create a cosy atmosphere throughout, with split system heating and cooling catering for year-round comfort. The well-appointed kitchen features timber benchtops, quality appliances including 600mm Ilve oven, 900mm gas cooktop, dishwasher, ample storage and bench space. Centrally positioned for easy access to the dining and outdoor areas, entertainers will love the design of this space.

Outside offers alternative spaces to enjoy the sun or shelter, with a private courtyard on the western side, and a rear veranda with firepit area. The lush lawn provides a secure space for the kids or pets to play, and rear access to generous garaging for two cars, includes additional workshop or storage space.

As Verner Street continues to evolve as one of the most coveted streets of the East, loved for its history-lined streetscape, prestigious homes, and proximity to the city, now is the perfect time to secure this move in ready home and enjoy the spectacular lifestyle that awaits.