

**26 Henry Street, Geelong, VIC, 3220**



**House For Sale**

Monday, 18 November 2024

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Endless Potential in Sought-After Pocket

Positioned in a tightly held pocket of Geelong, only steps away from East Geelong's Garden Street strip and surrounding café precinct, within walking distance of the CBD, Waterfront, and Eastern Gardens, this neatly maintained period home represents an exceptional opportunity for renovators, investors, or those seeking the ultimate city fringe lifestyle. Situated on a 423m<sup>2</sup> (approx.) allotment, with excellent rear access, this property accommodates comfortable living now, with endless potential to update, modernise, or extend (STCA) and add value in a premium location.

Set in a history-lined streetscape, the classic Federation façade is captivating in appeal. Inside, the versatile floorplan features three generous bedrooms off the central hallway, the main with split system heating and cooling. The living room at the heart of the home connects with the well-equipped kitchen and dining area, with gas heating plus split system heating and cooling catering for your modern comforts all year round. A family bathroom, separate wc and large laundry at the rear complete the well-functioning floorplan.

Outside, the sizeable backyard is your blank canvas should you choose to extend (STCA) with rear street access via Heath Place to a double garage for secure off-street parking and convenient access to the home.

Surrounded by an array of amenities, the hospital precinct, parks, restaurants, entertainment, moments from South Geelong Station, GMHBA Stadium, and all the attractions and events of the Waterfront, this address offers idyllic tree-lined living with all the advantages of central proximity.

An exceptional opportunity to secure blue chip real estate with endless potential for future reward, don't let this one pass you by.

Terms: 10% Deposit, 60 day Settlement. For alternative arrangements, please discuss with agent.