

# 4 Ainslie Court, Corio, VIC, 3214

GEELONG REAL ESTATE CO.

## House For Sale

Thursday, 28 November 2024

4 Ainslie Court, Corio, VIC, 3214

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



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## Charming Family Home in Quiet Court

Nestled in a quiet court, 4 Ainslie Court offers the perfect blend of comfort and convenience for families, first home buyers or investors seeking a welcoming home. This charming property features 3 well-sized bedrooms, including 2 with built-in robes, providing ample storage for all your needs. The shared bathroom includes a bathtub, perfect for relaxing after a busy day, while the walk-in laundry also houses a second toilet for added convenience. Freshly painted throughout and with new carpets and blinds, the home feels light, airy, and ready for you to move in.

The open-plan living and dining area is a highlight of the home, with large windows that allow natural light to flood the space, creating a warm and inviting atmosphere. The adjacent kitchen is well-equipped with a gas cooktop and electric oven, ideal for cooking up delicious meals. A large rumpus room currently serving as a games room provides additional space for relaxation or entertainment. Ducted heating and a split system ensure year-round comfort, no matter the season.

Outside, the large backyard offers plenty of room for kids to play, along with a veggie garden for those with a green thumb. The pergola adds an outdoor entertaining space, perfect for weekend BBQs or simply enjoying the fresh air. The garage provides secure parking and additional storage, while linen cupboards throughout the home ensure there's plenty of space to keep everything organized.

Located in a peaceful court, this home is within easy reach of key amenities. You will appreciate the proximity to the Northern Bay College (Wexford Court P-8 Campus), making school drop-offs a breeze. For your shopping needs, the Corio Village Shopping Centre is just a short drive away, offering a variety of shops, supermarkets, and cafes.

Commuting is a breeze with easy access to the Ring Road, providing direct routes to Melbourne and the surf coast. Whether you're heading to the city for work or seeking a weekend getaway to the beach, this location offers the best of both worlds: convenience, connectivity, and a relaxed lifestyle.

Estimated rental income of \$440.00 per week