

**95-97 Sparrovale Road, Charlemont, VIC, 3217**

**GARTLAND**

**House For Sale**

Friday, 15 November 2024

95-97 Sparrovale Road, Charlemont, VIC, 3217

**Bedrooms: 5**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Lisa Emanuel

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## The Managers House

'The Managers House' of Sparrovale Farm.

Once in a blue moon an opportunity presents itself to secure a slice of Geelong's history. On offer, a 957sqm (approx) corner allotment and the 1907 Edwardian era, Federation style bungalow.

This project will inspire those with skill and ambition to transform this sleeping beauty into a grand design and dream residence.

The land is expansive enough for shedding, a swimming pool and an extension or building design changes (STCA). This is a home that deserves a grand transformation including striking landscaped gardens along with a stunning interior and exterior revamp.

With abundant dimensions, the floorplan is highly desirable and offers some original period features to restore but is really an overall blank canvas, giving the next owner so much freedom to work with.

Sure to be known and loved for another Century or more as a treasured gem of the neighbourhood and a reminder of the history this local area holds. The original Geelong Racecourse was once situated nearby, along with the larger Sparrovale Farm which holds its own historical significance to Geelong.

Located in the peaceful family focused suburb of Charlemont, part of the Armstrong Creek Growth Corridor. With an array of quality schools nearby, walking tracks and wetlands, the Glenlee Regional Park, the Village Warralily shopping and community precinct and Marshall Station. Easy access to Geelong CBD via the newly upgraded Barwon Heads Road and public transport options

This opportunity is rare and exciting. If you've been looking for something to put your own stamp on that is truly special... this, is it.

For safety, hard hats and closed toe shoes must be worn on site. (Some hard hats will be made available). Buyer registration is preferred prior to open home viewings to manage safety.