

**2/318 Aberdeen Street, Manifold Heights, VIC, 3218** [Harcourts North Geelong](#)

## Unit For Sale

Wednesday, 20 November 2024

2/318 Aberdeen Street, Manifold Heights, VIC, 3218

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Joe Grgic

## **Convenient, low maintenance living**

Freshly painted and featuring brand-new carpets and blinds, this beautifully maintained rear unit offers an outstanding opportunity for lifestyle seekers, downsizers, first-home buyers, or investors in a prime central location. From the moment you enter, the open-plan layout is flooded with natural light through the north-facing windows, creating a warm and inviting atmosphere. The well-proportioned kitchen offers a gas stove, electric oven, dishwasher, ample storage space and breakfast bar. Both bedrooms are generous in size, feature built-in robes, and are complemented by the bathroom with a separate shower, bath and a separate toilet. Outside, the property offers easy-to-care-for, low-maintenance gardens and a private courtyard at the rear that is ideal for unwinding at the end of the day or enjoying a morning coffee. Additional features include a single garage with an electric roller door, gas heating and split system cooling. Positioned just a short walk from local amenities, including a supermarket, medical centre, pharmacy, restaurants, schools, and bus stops, it is also only minutes from the vibrant Pakington Street strip, Geelong CBD, and Ring Road. This exceptional property blends comfort, functionality, and convenience in one of Geelong's most sought-after suburbs-an inspection is a must!

Due Diligence checklist are available at [www.consumer.vic.gov.au/duediligencechecklist](http://www.consumer.vic.gov.au/duediligencechecklist)