



194 Kilgour Street GEELONG VIC

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This Victorian charmer, is in excellent condition. Walk into the beautiful entry way to a hallway that offers 3 bedrooms plus a study on either sides. Decorative fireplaces feature in two of the rooms, ceiling fans in some, timber floors and/or carpet. Ducted Heating throughout keeps the rooms cosy throughout winter. Centrally located is the bathroom with a separate shower and bath, Separate toilet also. Step down lounge/meals area with high ceilings creating an enormous amount of space. Plenty of room for large furniture. Ducted Heating extends to this area plus a reverse cycle and heating and cooling split system unit helps with cooling in summer months. Double timber doors lead to the rear deck overlooking the garden. The modern Kitchen offers gas and electric cooking, dishwasher and a walk in pantry and a large recess for side by side fridge. Laundry is very accommodating in size with lots of storage and another separate toilet. Upstairs is a real parents retreat. Bedroom has a large walk in robe and also 2 doors leading to further storage in the roof plus an air conditioner. Ensuite with shower and toilet. There is a large double carport accessed from the lane, a work shop and a garden shed. Close to central Geelong, Skilled Stadium, hospitals, schools, beach and other amenities. Please note we do not

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