



**1/1 Edgecombe Street Hamlyn Heights VIC**

3 1 4

Sited on its own title this delightful three bedroom townhouse offers many options as an ideal investment or owner occupier. Offering a practical floor plan with three bedrooms all with built ins and a contemporary main bathroom with ducted heating and cooling throughout.

The open plan living area finished with neutral tiling places the kitchen and dining area together with the spacious living area adjacent. The kitchen has crisp white laminate finish with modern stainless steel appliances including dishwasher.

A private paved courtyard accessed from the living area and a small grassed area ideal for that special family pet completes a low maintenance outdoor yard. A generous single garage with direct access to the property has room for storage and a manual roll a door opens to the backyard. Parking for three additional vehicles is possible with a parkland aspect enjoyed from the front of the property.

**View :** <https://www.mayfieldrealestate.com.au/sale/vic/geelong-district/hamlyn-heights/residential/townhouse/5672503>



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