



#### 4 Joyce Parade Herne Hill VIC

4 1 2

Four bedroom homes are sometimes hard to find. This character home offers street appeal, featuring a workable floor plan with two living areas, study and ample living space.

With feature timber work throughout the property the home has a central kitchen with gas upright stove, dishwasher and lots of storage with a breakfast bar to the living area. The living room with split system and gas heater overlooks the private rear yard with garden shed and enclosed service yard.

The bedrooms all have built in robes with the main bathroom in good order and a separate toilet. A generous side driveway offers easy access to an undercover carport which could be easily converted to garaging if preferred.

Ideally located in quiet suburban area and within easy reach of local shops, schools, public transport and Geelong Central. Investors can benefit from the ideal location and

**View :** <https://www.mayfieldrealestate.com.au/sale/vic/geelong-district/herne-hill/residential/house/5672520>



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