



## 21 Ann Street Geelong West VIC

2 1 1

The positives of this property are endless including the superb location in the heart of Geelong West. Sited on a spacious 547m2 approx. allotment this 2 bedroom brick home enjoys a north facing light filled lounge room which flows through to the open plan kitchen meals area. Quality built with attention to detail this home offers space and comfort with ducted heating throughout.

Purchasers with a desire to downsize will be impressed with this property with a delightful balance of indoor and outdoor spaces or investors can enjoy the current strong returns from the rental market. A property worthy of inspection to appreciate the full range of options.

**Land Size** : 547 sqm

**View** : <https://www.mayfieldrealestate.com.au/sale/vic/geelong-district/geelong-west/residential/house/5672745>



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**SITE PLAN**



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 78 m <sup>2</sup>
Alfresco	- 21 m <sup>2</sup>
Studio	- 19 m <sup>2</sup>
Shed	- 5 m <sup>2</sup>



# 21 Ann Street, Geelong West