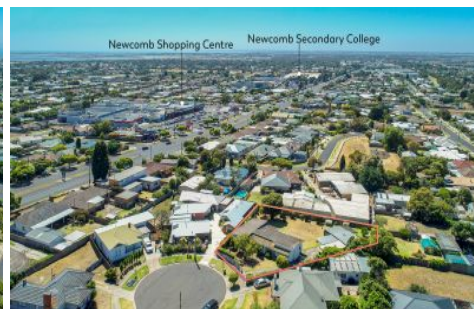
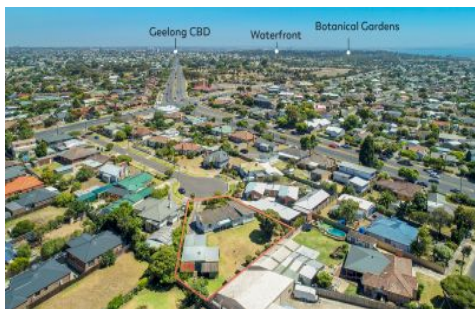




EASTWOOD ANDREWS



### 12 Cecil Court Newcomb VIC

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Situated in a quiet location, on the edge of East Geelong, 5 minutes to the CBD, walking distance to local shops and schools and 20 minutes to coastal areas, the convenience of this location explains why this suburb is in such high demand.

The home was built in the 1950s and is now looking for its second owner. Comprising a formal lounge/dining with gas heater and split system airconditioner, kitchen/meals, 3 good sized bedrooms each with built in robes. There is also a sunroom/2nd living area overlooking the front yard. Outdoors is sure to impress with a large rear yard of approx. 1174 sqm, providing plenty of space for children to play and ample shedding to accommodate 3 cars, with an additional workshop area and storage sheds.

This property is suitable for both owner occupiers and investors, with a potential rental income of \$350 per week, however also offers the opportunity for development STCA.

**Price** : \$ 480,000  
**Land Size** : 1174 sqm  
**View** : <https://www.eastwoodandrews.com.au/sale/vic/geelong-district/newcomb/residential/house/5927682>



**Nicole Andrews**  
03 5201 0575



**Amanda Frick**  
03 52010575

<https://www.eastwoodandrews.com.au>



(NOT IN POSITION)

Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

## 12 Cecil Court, Newcomb



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