



EASTWOOD ANDREWS



### 24 Charlotte Avenue Newcomb VIC

3 1 1

Offered for sale the first time in over 50 years, this well kept 1960s home is the perfect buy for both owner occupiers and investors, with a potential rental income of \$420 per week.

Situated within a short walk to the Bellarine Village, local schools and public transport, 10 mins to Geelong CBD and 20 minutes to coastal areas, the convenience of this suburb is the reason why it is so popular.

#### Features:

- Formal lounge with a timber panelled feature wall and split system AC
- 3 generous bedrooms, each with built in robes
- 2nd living area ideal for a teenager's retreat or also could be utilised as a 4th bedroom

**Price** : \$ 600,000  
**Land Size** : 613 sqm  
**View** : <https://www.eastwoodandrews.com.au/sale/vic/geelong-district/newcomb/residential/house/7347581>



**Nicole Andrews**  
03 5201 0575



**Jayden Overall**  
03 5201 0575

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



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY. IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.