



EASTWOOD ANDREWS



## 24 Vines Road Hamlyn Heights VIC

4 1 4

This cherished family home is ready to be passed on to a new owner and have fresh life breathed into it. Presenting an incredible opportunity for renovation or lucrative development (STCA), this classic weatherboard, 4-bedroom home set on a generous 731m<sup>2</sup> block exudes timeless charm. You'll fall in love with the ornate cornice and high ceilings. Freshly carpeted for comfort with the option to rediscover its magnificent hardwood floors beneath, the floorplan includes a welcoming foyer, 4 spacious bedrooms with built in wardrobes and block-out blinds, and a tidy central bathroom. The formal lounge bathes in natural light, while gas heating provides cosy warmth during winter nights. The well-appointed kitchen boasts ample bench and storage space, along with a single sink and electric cooktop/oven. To the rear of the home is the large, functional Laundry and toilet plus an additional, beautifully timber paneled room to use as you desire. The

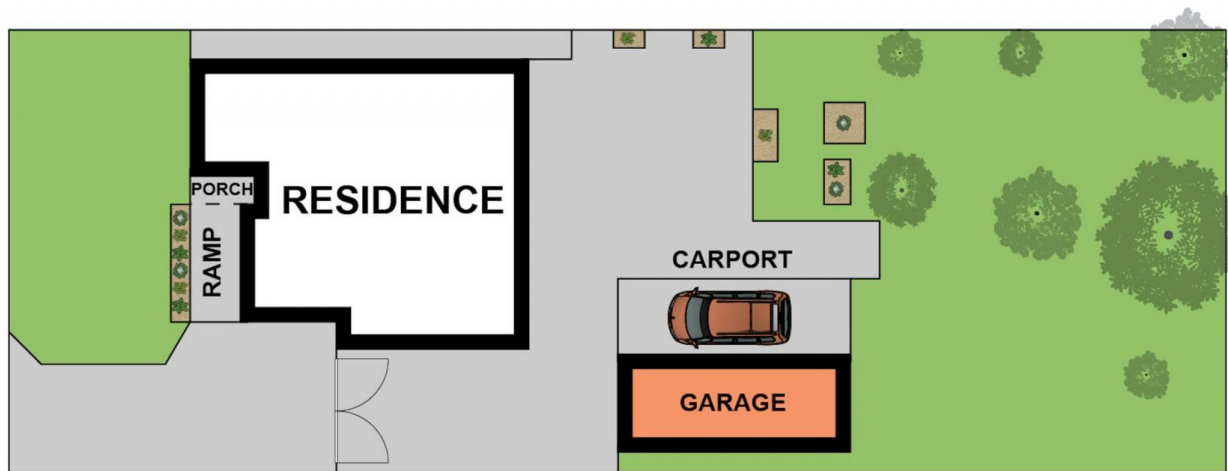
**Land Size** : 731 sqm  
**View** : <https://www.eastwoodandrews.com.au/sale/vic/geelong-district/hamlyn-heights/residential/house/7820160>



**Jayden Overall**  
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**Stephen Thomas**  
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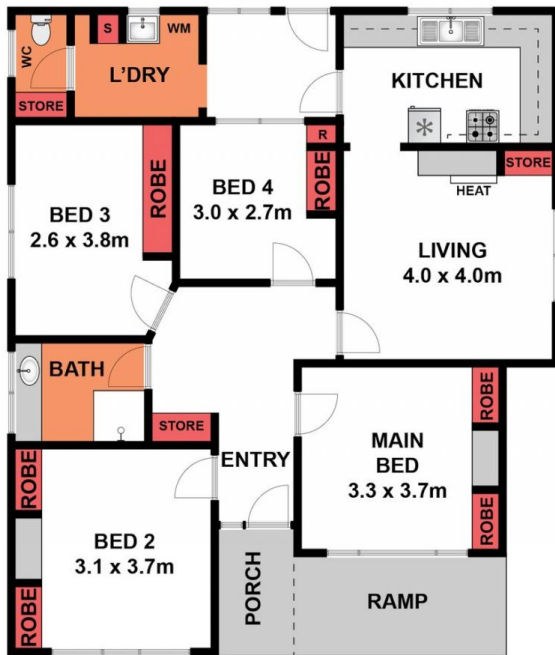


**SITE PLAN**

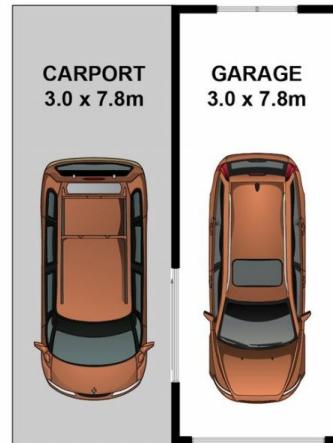
Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

**24 Vines Road, Hamlyn Heights**

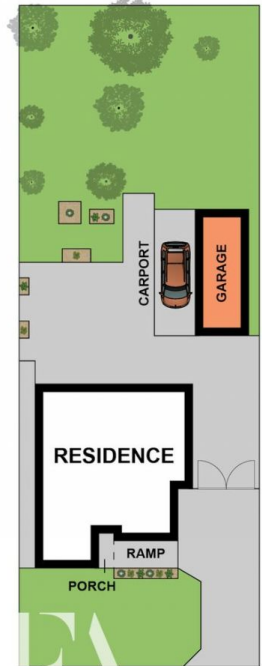
**EA**  
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GROUND FLOOR



(NOT IN POSITION)



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