



EASTWOOD ANDREWS



**46 Kilgour Street Geelong VIC**

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This Victorian gem is awaiting its new owner to restore the charm of yesteryear and add a touch of modern comfort. Situated in central Geelong this home presents an incredible opportunity for renovation enthusiasts. With intricate woodwork, ornate detailing, picture railing, soaring 12 ft ceilings, original hardwood floors and stunning open fire mantelpieces, the timeless architectural features are longing to be revitalized.

**Features:**

- Wide central hallway
- Formal lounge with open fire place
- 3 bedrooms plus a study
- Currently separated into two residences each comprising 1 bedroom,

lounge and kitchen, proposing the opportunity to rent out separately and collect more rental income STCA

**Price** : \$789,000 - \$849,000  
**Land Size** : 552 sqm  
**View** : <https://www.eastwoodandrews.com.au/sale/vic/geelong-district/geelong/residential/house/7919976>



**Nicole Andrews**  
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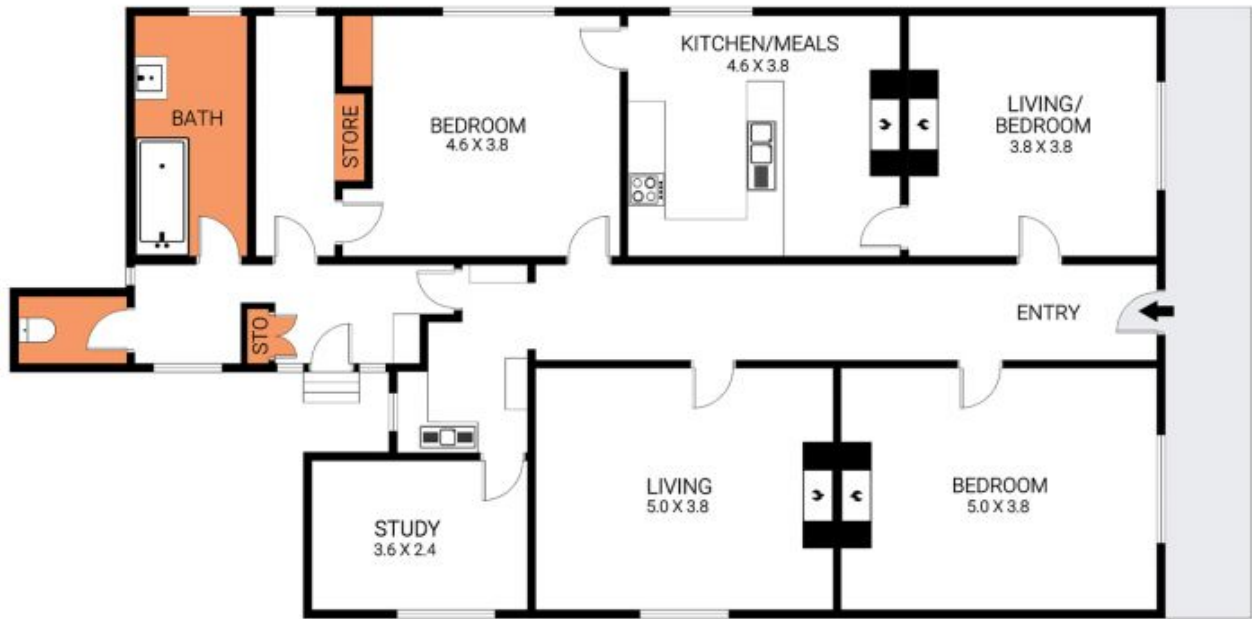


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Geelong



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Disclaimer: Please note plans are indicative only and not drawn to exact scale. All dimensions & locations are approximate. Potential buyers should view the property in person.  
Plan by ABODE Productions - [www.abodeproductions.com.au](http://www.abodeproductions.com.au)