



## Manifold Heights, VIC

2/247 Shannon Avenue

**4**  
BED

**2**  
BATH

**2**  
CAR

**GARTLAND**  
PROPERTY

Only moments to both the Shannon Ave and Pakington St shopping and dining precincts, is this modern, generously proportioned two level townhouse. Sited securely to the rear, it offers four good size bedrooms - master with ensuite and walk in robe - expansive open plan living with bifold doors to a private al fresco courtyard, kitchen with quality appliances including gas cooktop and dishwasher, adjoining meals area, powder room and large laundry. There is a large double garage with internal access, ducted heating and cooling throughout, a ducted vacuum system, and an alarm system. Well positioned with its convenient location for access to central Geelong, Waterfront precinct and train and road links for Melbourne commuters.

- Photo ID required to gain entry

- Only Gartland Property application forms accepted

### LEASED

**Contact:** Emily Reid  
0411 497 783

**Type:** Townhouse

**Date Available:** 10/04/2018

**Bond:** \$2400

**<https://www.gartland.com.au>**