



## NOTICE OF ENTRY

The health and wellbeing of our clients, team and community is our priority.

Please do not enter the property if you have:

Have had contact with someone suspected or confirmed with COVID-19  
 Are experiencing cold or flu like symptoms  
 Recently returned from overseas in the past 14 days

We ask that you please:

Use the hand Sanitiser provided  
 Do not touch furniture, fixtures, fittings and any surfaces  
 Respect the social distancing requirements, keeping 1.5m away from other people.

These conditions must be adhered to by all people attending private



**East Geelong, VIC**  
 3/21 Glen Avenue

**2** BED  
**1** BATH  
**1** CAR

**GARTLAND**  
 PROPERTY

**SOLD**

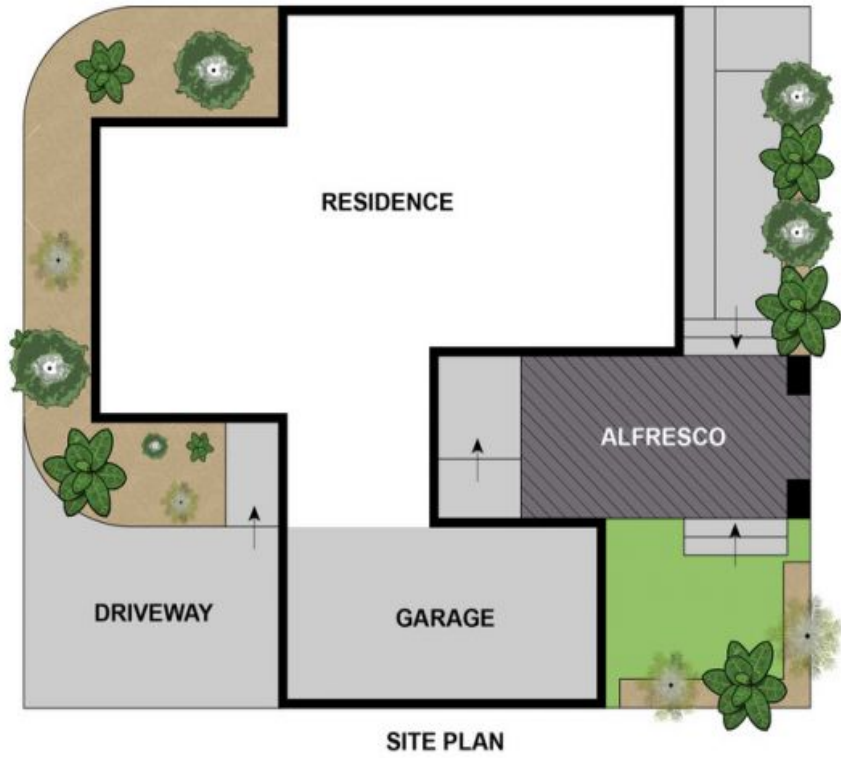
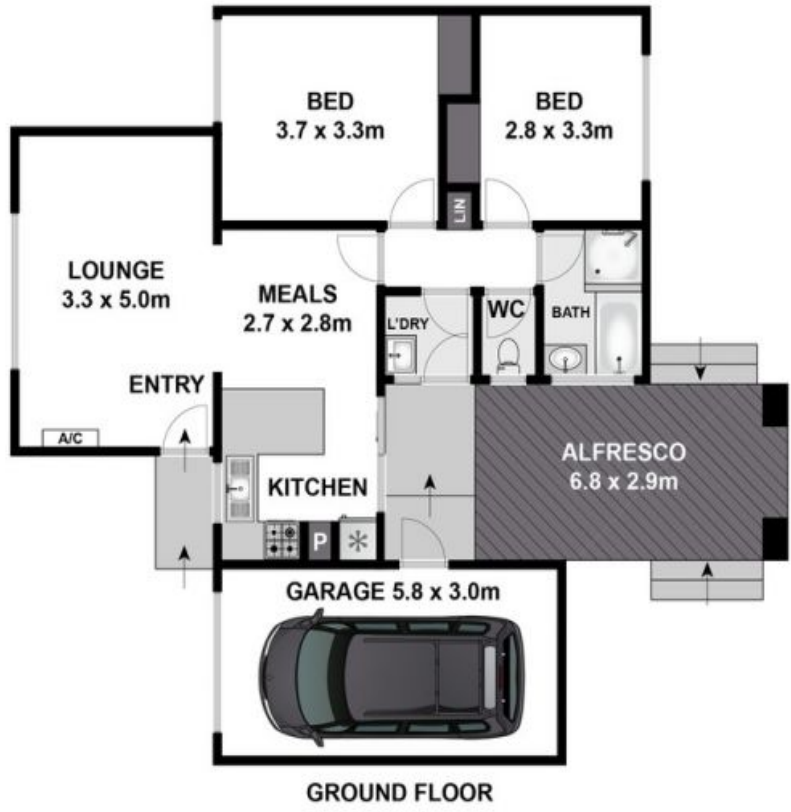
**Contact:** Nathan Ashton  
 0418 566 708

**Type:** House

**Sold Date:** 12/08/2020

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

This brilliantly located unit is the perfect combination of position, accessibility, and affordability. It is lifestyle enhancing, placing you on the doorstep to the Botanic gardens, East Geelong golf course, and the Geelong waterfront. You will be within minutes of the Geelong CBD, the Hospital precinct and Deakin university. The property offers a comfortable open plan with a spacious lounge area, combined kitchen / meals with direct access to the undercover outdoor entertaining area. The floor plan is free flowing and boasts BIR's to both bedrooms; full bathroom with bath & shower; and there is the added convenience of a separate laundry. The unit is privately positioned and offers a single garage; light & secure rear yard; plus, internal features such as a split system and ceiling fans. The unit is comfortable, cosy and is the perfect start, investment, or downsizing option. You are surrounded by green space and parkland, all within minutes to the Geelong city.



Approx House Area 88m<sup>2</sup>  
 Approx Land Area 141m<sup>2</sup>

Whilst [www.bwrm.com.au](http://www.bwrm.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.



**3/21 Glen Avenue, East Geelong**

**GARTLAND**  
 PROPERTY

Plans shown are only indicative of layout. Dimensions are approximate.

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