



EASTWOOD ANDREWS



### 13 Roycroft Avenue Highton VIC

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Situated in the highly popular suburb of Highton, walking distance to local shops, schools and sporting reserves, 10 minutes to Geelong CBD and coastal areas and within easy access of the Melbourne Ring Rd, this property makes the perfect purchase for the astute purchaser wanting to secure a home of their own at an affordable price. Certain to suit first home buyers, families and investors, with a potential rental income of \$380 per week.

Comprising a spacious L- shaped lounge/dining room with polished floorboards, kitchen/meals area with plenty of cupboard and bench space, dishwasher, electric cooktop and electric stove. There are three generous bedrooms each with built in robes, a central renovated bathroom with separate spa bath and shower, modern vanity and separate toilet.

Extras include ducted heating, airconditioner and solar panels to keep the electricity bills manageable.

**Price** : \$ 500,000  
**Land Size** : 652 sqm  
**View** : <https://www.eastwoodandrews.com.au/sale/vic/geelong-district/highton/residential/house/5927699>



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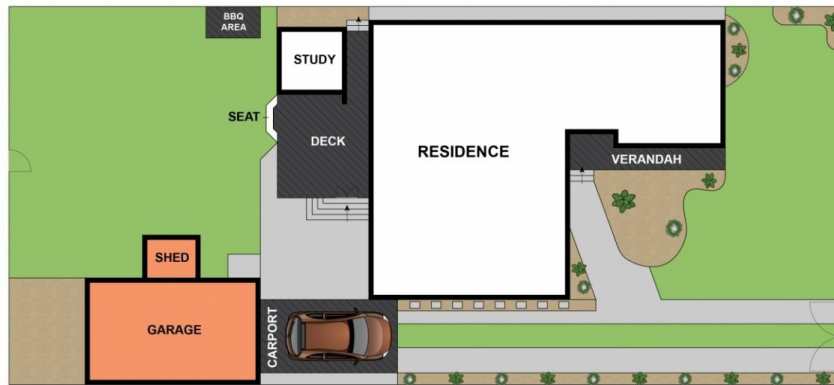
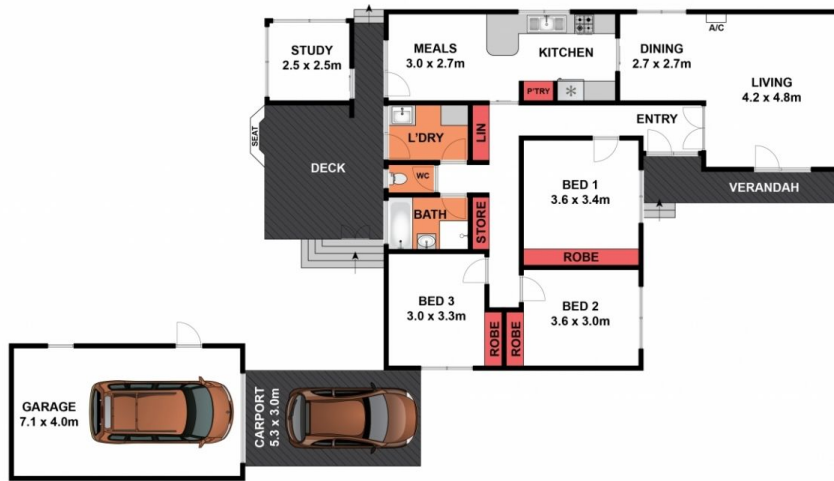
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Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative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

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SITE PLAN

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