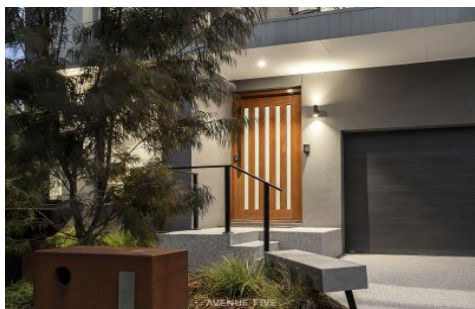





# AVENUE FIVE



**136 Rutledge Boulevard North Geelong VIC**

4  2  2 

Welcome to your dream lifestyle at North Geelong's premier address! Presenting a high end, meticulously designed double-storey home that exudes style, class, and sophistication, all while boasting stunning views of the lush greenery of the adjacent golf course.

Opposite parkland and located on a quiet tree lined street, this residence offers an unparalleled opportunity to join the dress circle of the Geelong golf course estate. Stepping into this luxurious sanctuary you'll be greeted by an abundance of natural light spilling in through expansive windows across both levels and voids to the entry way and living room, every detail in this home has been carefully curated for modern living,

The ground floor with its 2740mm ceiling heights beckons, with an open-plan layout featuring 2 stylish living areas and

**Price** : \$ 1,220,000  
**Building Size** : 41 Sqrs  
**Land Size** : 464 sqm  
**View** : <https://www.avenuefive.com.au/sale/vic/geelong-district/north-geelong/residential/house/7922567>



**Sam Parsons**  
5241 6968



**Hayley Clark**  
5241 6968

<https://www.avenuefive.com.au>



FIRST FLOOR



GROUND FLOOR



## 136 RUTLEDGE BOULEVARD, NORTH GEELONG

THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.

# AVENUE FIVE