

# 1/107 Grange Road, Glen Huntly, Vic 3163



## Sold House

Friday, 11 August 2023

1/107 Grange Road, Glen Huntly, Vic 3163

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Lauchlan Waterfield  
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Alex Noutsos  
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## Contact agent

This property offers the perfect balance of work, rest and play. Featuring two spacious bedrooms plus a study, this versatile property is not only an ideal living space upstairs but also boasts a ground-floor office area/commercial space, allowing you to seamlessly transition between work and personal life. Or if you'd prefer, use the entire building as either a business hub or family home. Situated in a sought-after location metres from Glenhuntly Road, you'll enjoy easy access to shops, cafes, and various transport options. Need to grab your morning coffee or run errands? Just step outside and find everything you need at your fingertips. Equally, clients can easily access your business via public transport. The versatile ground-floor features a generous office/consulting room alongside a laundry and powder room, while the first floor has long use as a living space with a contemporary kitchen with dishwasher overlooking a spacious open-plan living and dining zone and beyond to a deep covered west-facing terrace - the perfect spot to relax, entertain guests, or soak up the beautiful weather. The two double fitted bedrooms each relish their own level, one with study and balcony, and are served by a bright bathroom with spa. No need to worry about parking or storage, as this residence comes with a garage accessible via a rear right-of-way (ROW), ensuring convenience and security for your vehicle. The additional storage space offers the perfect solution for keeping all your belongings organised and out of sight. The property is also climate controlled with ducted heating and split system heating and air conditioning. With its high-profile position, this property offers not only a comfortable place to call upstairs home but also the potential to showcase your business to the world.