

**11 Coolabah Drive, Grovedale, Vic 3216**

**House For Sale**

Tuesday, 30 April 2024



**11 Coolabah Drive, Grovedale, Vic 3216**

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 667 m2**

**Type: House**



Aly Boland  
0423861667



Tony Moorfoot  
0419789112

**\$729,000 - \$769,000**

This spacious family home has undergone a chic modern update, designed to accommodate harmonious everyday living and easy entertaining with views to Corio Bay and the You Yangs. Set on an expansive 667m<sup>2</sup> (approx.) allotment, in a fantastic family friendly pocket, a short stroll from the local playground, within walking distance of primary and secondary schools, sporting and recreational facilities, Grovedale Central Shopping Centre, Waurin Ponds shopping and entertainment precinct, 4 minutes (approx.) from Waurin Ponds Station, 5 minutes (approx.) from Deakin University and only moments from the Ring Road and Surfcoast Highway, this address promises a wonderful family lifestyle. The two-storey home is presented in classic white, offering a timeless appeal. On entry, polished timber floors combine with light interiors to create a welcoming atmosphere within. The spacious living room features gas heating plus split system heating and cooling, flowing through to the open plan dining area. The adjoining kitchen and family room forms the heart of the home. Tastefully updated, the kitchen features sleek modern cabinetry, timber benchtops, modern appliances including 600mm oven, induction cooktop, dishwasher, elegant subway tile splashback, generous storage and ample bench space. The family room opens up to an undercover alfresco, creating a fantastic layout for effortless entertaining indoors and out. Comprising five bedrooms, three bedrooms are positioned on the ground floor, all include built-in robes, serviced by a stunning family bathroom with beautiful freestanding bath, modern vanity, quality fittings and finishes. Upstairs, the master is luxurious in size featuring a large dressing room with built-in robes, the generous fifth bedroom also includes built-in robes. A second bathroom on this level continues in the stylish contemporary finishes of the home. Outside, the large allotment provides plenty of space for the kids to play, with room to add in a pool in future. A long driveway, carport plus garage accommodates excellent off-street parking with additional space for storage or a workshop. Representing exceptional value, this is an outstanding opportunity to secure a move-in ready home that your family will enjoy for years to come. Inspection will impress, don't delay!