

# 11 Tabulam Court, Grovedale, Vic 3216



## House For Sale

Wednesday, 12 June 2024

11 Tabulam Court, Grovedale, Vic 3216

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 720 m2

Type: House



Matthew Roberts  
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Yan Lin  
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**\$639,000 - \$699,000**

Welcome to your next family haven on a generous 720m<sup>2</sup> (approx.) lot. This charming home boasts multiple living areas, providing ample space. Situated in a peaceful court, it is within walking distance of Geelong's finest amenities, such as the Waurin Ponds Shopping Complex, Reading Cinemas, Leisurelink Aquatic Centre, Deakin University, Epworth Hospital, esteemed schools, and the M1 for an easy commute to Melbourne. This residence promises an unmatched level of convenience and comfort. Step inside to be greeted by an abundance of natural light in the oversized main living room that creates a warm and inviting ambiance. This delightful abode provides three spacious bedrooms, including a main bedroom with an ensuite., two additional bedrooms share a central bathroom with a separate toilet and a generously sized laundry room. The floor plan provides a seamless flow, showcasing a well-equipped kitchen with ample counter space, a gas cooktop, double sink, dishwasher, and wall oven with grill. The kitchen adjoins both a dining area and a formal dining room. Additionally, the second living area or rumpus room is sure to impress any growing family. If you're seeking extra living space under one roof, your search ends here. This fantastic property features spacious living areas and a large rear deck, perfect for outdoor entertaining. The fully secure backyard offers a safe haven for kids and pets, while rear access through an enclosed carport provides ample off-street parking, enhanced security, and additional storage. Situated in a quiet court, this well-built property is ready for modern updates. Its prime location near schools and shopping centers ensures a solid investment with potential for capital growth and strong rental yields. Expected Rent Return: \$400-\$440/wk.\*All information about the property has been provided to Hayeswinckle by third parties. Hayeswinckle has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.