

# 13 Granville Street, Drysdale, Vic 3222

## Sold House

Tuesday, 3 October 2023

13 Granville Street, Drysdale, Vic 3222

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 609 m2

Type: House



Lee Martin  
0352973888



Andrew Kibbis  
0352543100

**\$620,000**

The Feel: On a picturesque street superbly positioned just 400m from the Drysdale town centre and recreation reserve, this triple fronted residence is the epitome of charm, nestled in manicured garden surrounds across 612sqm (approx.). Here, an irresistible blend of classic 1960s character and contemporary enhancements unite across a bright and airy single level, where open plan living and three bedrooms present an ideal layout for a young family or downsizer. The interiors connect to a private, north-facing rear yard with alfresco deck, level lawn and leafy surrounds, presenting the perfect space in which to relax, play and entertain.

The Facts: -Charming 3-bedroom home set on a generous corner allotment with desirable north-to-rear orientation-Catering to a lifestyle of convenience, the home enjoys immediate proximity to the town centre & Drysdale Recreation Reserve-Manicured low-maintenance gardens frame the triple-fronted façade, creating a welcoming entry to this family retreat-Refreshed interiors encapsulate original 1960s character with recently re-polished Baltic pine flooring & decorative cornices-Recently recarpeted & freshly painted inside and out, complementing the home's relaxed, natural aesthetic -Single level accommodation boasts open-plan living hub where masses of windows take in the picturesque surrounds-The space is anchored by a practical kitchen with gas cooktop and electric wall oven-Throw open the sliding doors to access an elevated, sundrenched alfresco deck-Overlooking the fully fenced rear yard and immersed in greenery, it's the perfect spot to enjoy a relaxed lifestyle-The functionality continues with 3 bedrooms (2 with BIRs), serviced by a central bathroom, separate WC and laundry/storage-Reverse cycle split system, gas wall heater + new ceiling fans to bedrooms and living maintain climatic comfort-Single carport + rear gated access for additional vehicle/boat storage-An easy walk to cafes, restaurants, shops and supermarkets for everyday essentials-Proximity to public transport and a range of schooling options add to the appeal-Enjoy all the Bellarine's key lifestyle assets with award-winning wineries and restaurants, and the picturesque coastline close by

The Owner Loves...."The rear deck becomes our second living area for much of the year. Awash with sunshine, and beautifully immersed in a private garden setting, there is plenty of space to relax while the kids can run and play. It's also incredibly convenient to be able to walk to town for everyday needs, or to the reserve for weekend sport."\*All information offered by Bellarine Property is provided in good faith. It is derived from sources believed to be accurate and current as at the date of publication and as such Bellarine Property simply pass this information on. Use of such material is at your sole risk. Prospective purchasers are advised to make their own inquiries with respect to the information that is passed on. Bellarine Property will not be liable for any loss resulting from any action or decision by you in reliance on the information.