

**13 Smith Street, Grovedale, Vic 3216**

**Sold House**

Sunday, 20 August 2023



13 Smith Street, Grovedale, Vic 3216

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Ashley Woodburgess

0412388004

**\$550,000**

Neatly maintained and presented, offering elegant style and quality finishes, this thoughtfully designed home offers easy living in a low-maintenance setting. Situated in a convenient location, less than 5 minutes from Marshall Station, moments from the highway for easy access to the city or coast, surrounded by an array of local shopping, amenities and entertainment, this is an exceptional opportunity for downsizers, investors, or first home buyers looking to break into an increasingly popular pocket of the market. The classic brick veneer façade sets the elegant theme of the home which continues within, showcasing a tasteful neutral colour palette and quality finishes throughout. The master bedroom features dual built-in robes and direct access to the central bathroom which is finished in fresh white with modern fittings. The second bedroom also includes built-in robes and a separate wc allows for harmonious use of amenities. The open plan living at the rear enjoys a north facing aspect with excellent natural light flowing throughout. The well appointed kitchen features modern appliances including 600mm oven, gas cooktop, ample storage provisions and is perfectly positioned to overlook the dining space and out to the backyard, great for entertaining. Split system heating and cooling plus ceiling fans cater for all your creature comforts throughout the seasons. Outside offers plenty of space to play, relax or entertain in a private and secure environment. The single remote garage includes direct internal entry via the laundry plus pedestrian access to the rear, with driveway space providing for additional off street parking. Enjoy a short stroll to the Grovedale Hotel for a meal, local parks and supermarkets within walking distance, less than 10 minutes from Waurin Ponds shopping and entertainment precinct, and on the gateway to the Surfcoast, you have all the best local attractions at your fingertips. Representing exceptional value in a wonderful lifestyle location, this is an outstanding real estate opportunity for all buyers in the market.