

**14 Griffiths Road, Upwey, Vic 3158**



**House For Sale**

Wednesday, 6 December 2023

**14 Griffiths Road, Upwey, Vic 3158**

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 6**

**Area: 1270 m2**

**Type: House**



Rebekah Whittaker  
0402982544



Cara Ottaway  
0499800393

**\$980,000 to \$1,078,000**

Situated on one of the Upwey's best streets is this wonderful, light filled home affording sensational sunsets & panoramic views of Lysterfield hills, the bay & beyond is certainly a must to inspect. Offering an amazing opportunity to secure a property that provides the ideal layout for blended and extended family with a good-sized family home PLUS a separate fully self-contained unit the highly sought after family hills lifestyle. With an all-year-round stunning gardens of near 1/3 acre (1270m<sup>2</sup>) block, good off street parking and all just minutes to schools, reserves and Upwey Village, this is the perfect family home.

**YOU'LL LOVE:** Main residence • 4 Great sized bedrooms and full ensuite to master • Bright modern kitchen with electric cooktop and dishwasher • Formal dining area and large living both with direct access to the great sized covered deck, with those stunning views • Full family bathroom with shower/bath • Ducted heating, split system + ceiling fans • The lower level consists of a large laundry • Covered entertainer's patio including barbeque station connected to the mains plus a bench with sink • Outside you will find a tiered & fenced backyard with beautiful established gardens with stoned steps and pathways plus garden shed & under house storage area • Remote control roller door to single car accommodation + good off-street parking for 4+ vehicles

**Self-contained unit:** • Open plan living with additional storage • Functional kitchen with gas cooking • Bathroom with shower and toilet • Main bedroom with storage • Separate Euro laundry

**VENDOR LOVES:** • Even after 20 years, I am still in awe of the spectacular views and magnificent sunsets • Watching the seasons change is never dull • Love the variety of wildlife from the little blue wrens, honey eaters and finches, to the majestic black cockatoos and laughing kookaburras • The odd visiting echidna and frog songs at night, to the scurrying drop tail lizards • Being part of the Upwey and hills community has been priceless