

**14 Portsmouth Crescent, Grovedale, Vic 3216**

**House For Sale**

Monday, 17 June 2024



**14 Portsmouth Crescent, Grovedale, Vic 3216**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 615 m2**

**Type: House**



Ross Bywater  
1300853857

**\$580,000 - \$630,000**

CALLING ALL INVESTORS - CURRENTLY LEASED UNTIL FEB 2025 @\$450/WK Good sized family home with heaps of potential in quiet street close to Waurin Ponds Centre, local shops and quick access to ring road and CBD. Features include:

- Updated Kitchen with plenty of bench space, storage, and breakfast bar
- Open to spacious dining and living space with verandah access and views
- Three good sized bedrooms off central hallway, all have built in robes and garden views
- Family bathroom with bath and shower, separate WC and laundry with yard access
- Great size and north facing entertainment deck and outdoor space for children and pets to play
- Huge shed/garage approx. 7m X 4m, roller door, gated and fully fenced backyard
- Second living room/sunken lounge with cosy wood heater, access to alfresco deck
- Walk to local supermarket and transport, a short drive to Leisurelink, schools and childcare
- Solar electricity for reduced power bills, SS AC, electric and wood heater

Good solid home, a great opportunity to add value and live in a super sought after and handy location. Property not available for vacant possession before Feb 2025

If you are a property investor or looking to invest in property, contact Ted Arthurson to discuss your investment needs. Ted has been in real estate for over 10 years and continues to assist property investors on a daily basis to achieve their property investment goals – [ted@releasepm.com.au](mailto:ted@releasepm.com.au) or 0400 246 566