

# 153 Sparrovale Road, Charlemont, Vic 3217



## House For Sale

Thursday, 14 March 2024

153 Sparrovale Road, Charlemont, Vic 3217

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 350 m2

Type: House



Maleena Nguyen



Adam Murphy  
0421306247

**\$599,000 - \$639,000**

\*Currently leased until January 2025 for \$515pw. Located in the heart of the evolving suburb of Charlemont, investors, retirees, and downsizers, this one is for you! Just 3 months old, built by the ever popular Home Buyers Centre, the quality and practicality of this home will be sure to impress the moment you walk in the door! The fore of the home offers a generous sized master bedroom with street views, walk-in-robe, and full ensuite including shower with niche box, vanity, and toilet. The remaining 2 bedrooms include built-in robes with easy access to the central bathroom with a tiled bath, separate toilet and laundry equipped with a walk-in linen cupboard. Through a second living zone, the room flows seamlessly to the heart of the home, hosting a spacious open plan kitchen/meals and dining area which enjoys ducted heating throughout. The galley style kitchen is equipped with stone benchtops, 900mm Westinghouse gas cook top and electric oven, ample cupboards, walk-in pantry overlooking the dining and living area perfect for seamless entertaining. Sliding door access to the outside area where you are met with low maintenance gardens. Situated upon a neat parcel of 350m<sup>2</sup>, other features of the home also include ducted heating, low maintenance gardens, and a double lock up garage with remote access and internal entry. This home creates a convenient lifestyle just minutes to the Warrally Shopping Centre, all major amenities, public transport, local schools, 15 minutes to Geelong CBD and 15 minutes to the Barwon Heads, you really do have the best of both worlds! \*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.