

# 16 Grandison Grove, Oak Park, Vic 3046



## Sold House

Friday, 11 August 2023

16 Grandison Grove, Oak Park, Vic 3046

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 292 m2

Type: House



Phillip Castro  
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## Contact agent

Presenting 16B Grandison Grove, OAK PARK, an outstanding side-by-side Townhouse that offers an impeccable blend of space, style, and convenience. This beautifully presented home boasts four generously sized bedrooms, two of which feature their own private ensuites, perfect for a growing family or guests. You will be drawn into its inviting open-plan living and dining area, where quality finishes meet functional design. The bright and airy space is perfect for everyday family living and seamless entertaining. To extend your living options, the property also offers a versatile retreat area and a covered alfresco area. Imagine spending warm summer evenings in the privacy of your own outdoor space, perfect for BBQs and year-round entertaining. Safety and convenience are covered with a separate driveway leading to a spacious garage, ensuring ample parking and storage. But it's not just the home itself that will impress. Situated in the friendly neighbourhood of Oak Park, this property is only a stone's throw away from local schools, lush parklands, and an array of shops and cafes. The ease of access to public transport, Melbourne CBD, and the airport make this location second to none. 16B Grandison Grove is not just a place to live, it's a lifestyle waiting for you. Experience the perfect balance of suburban tranquillity and city accessibility at this exceptional Oak Park Townhouse. Come and explore the possibilities today. Make your move today - Contact C+M Residential.. 'Helping You Find Home.'

**THE UNDENIABLE:**

- Brick Side-by-Side Townhouse,
- Built-in 2023 approx.
- Land size of 292m<sup>2</sup> approx.
- Building size of 29sq approx.
- Foundation: Concrete slab

**THE FINER DETAILS:**

- Kitchen with S/S & glass 900mm appliances including a dishwasher, 2-tone cabinetry, stone benchtops, island bench with waterfall edging, walk-in pantry, finished with European oak flooring
- Sizeable open-plan meals & living zones with European oak flooring
- Retreat with carpeted flooring at 1st level, a study nook at ground level
- 4-Bedrooms with robes & carpeted flooring, master & ground level bedrooms with ensuite
- 3-Bathrooms with shower, bathtub to main, single & double vanities, combined toilet & floor to ceiling tiles
- Powder room with single vanity
- Separate large laundry with a single trough, built-in cupboard & bench space plus rear access
- Ducted reverse cycle heating and cooling

Additional features include a security alarm system, high ceilings, LED lighting, timber staircase, barn doors, black tapware & fittings plus so much more

- Landscaped gardens with garden beds, lawns & water tank. Covered pergola with decking & built-in bench, outdoor sink & cupboards
- Single remote garage with rear & internal access
- Potential Rental: \$700 - \$750 p/w approx.
- Body Corp/Strata: N/A

**THE AREA:**

- Close to Pascoe Vale Rd, Snell Gr, Devon Rd & Pascoe St shopping & cafe strips. Oak Park & Glenroy train station and bus hub
- Surrounded by parks, reserves & local schools
- And only 11.5km from the CBD with easy City Link and Ring Road and airport access
- Zoned Under the City of Merri-bek - Neighbourhood Residential Zone

**THE CLINCHER:**

- Outdoor alfresco for year-round entertaining
- Versatile retreat area for leisure or work

**THE TERMS:**

- Deposit of 10%
- Settlement of 30/45/60 days

Secure your **INSPECTION** Today by using our booking calendar via the **REQUEST INSPECTION** button...\*

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