

**16 Grove Road, Marshall, Vic 3216**



**House For Sale**

Thursday, 13 June 2024

16 Grove Road, Marshall, Vic 3216

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 684 m2**

**Type: House**



David McGuinness  
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Joseph Taranto  
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**\$680,000 - \$720,000**

This charming property presents a great opportunity for a growing family or savvy investor to secure a high-quality home in a prime location. Nestled within walking distance to Marshall Station and offering easy access to Barwon Heads and the Surf Coast, this home provides both convenience and lifestyle. Inside, you'll find a sundrenched floor plan perfectly designed for modern living. The open plan kitchen, dining, and lounge area seamlessly flows through to a central courtyard, creating an inviting indoor-outdoor living experience, while the modern kitchen boasts a large island bench, ample storage, and a dishwasher. The master bedroom features a walk-in robe and ensuite, while two additional bedrooms feature built-in robes and are serviced by a family bathroom and separate toilet. The spacious second living room also opens onto the courtyard, offering additional space for entertainment. The exterior of the property is equally as impressive, featuring a sun-filled central courtyard and a generous rear yard, ideal for pets and children. Offering raised garden beds, established fruit trees and a large workshop/garden shed that provides ample space for hobbies and storage. The large double garage features a rear roller door and internal access. Close to Geelong CBD, schools, and retail precincts, enjoy the relaxed lifestyle knowing that all your essential needs are nearby. - Spacious, well thought out floorplan features two living areas- Living area seamlessly flows to central courtyard, ideal for entertaining- Over-sized master suite features walk in robe and ensuite- Stylish kitchen features 900mm SMEG gas cooking and ample storage- Further bedrooms feature robes and are serviced by a central bathroom- Split system heating and cooling ensures year-round comfort- DLUG features internal access and rear yard access. Large garden shed- Easy access to public transport and Marshall Train Station- Close to the Surf Coast, Geelong CBD and Barwon Heads - Ideal first home or investment property.