

# 17 Cadarga Court, Grovedale, Vic 3216



## House For Sale

Wednesday, 10 April 2024

17 Cadarga Court, Grovedale, Vic 3216

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 657 m2

Type: House



Tiffany Simpson  
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Yan Lin  
0352294440

**\$849,000 - \$895,000**

"This beloved home is an ideal setting for creating enduring family memories!" Overflowing with charm, the interiors create a welcoming ambiance from the moment you step inside. A raked ceiling adds character to the lounge, while the open plan living/dining/kitchen zone inspires the whole family to come together and share stories of their day. The kitchen is beautifully appointed with stone benchtops, a built-in pantry, and stainless-steel appliances (dishwasher, pyrolytic oven, 900mm gas cooktop, 900mm rangehood). Overlooking the front garden, the main bedroom will delight with a walk-in robe and ensuite. The home office is ideally located near the entrance, while the powder room and laundry complete the lower level. The upstairs level is home to a light-filled retreat, where you can admire north-facing views towards the You Yangs and GMHBA stadium lights. Two generous sized upstairs bedrooms with walk-in robes, share close access to the main bathroom. When it comes to outdoor living options, this home leaves you spoiled for choice. The enclosed outdoor entertaining area inspires year-round enjoyment, with glass doors opening onto the lush backyard. Surrounded by gorgeous gardens, you'll love that the backyard creates a private retreat for children and adults alike. Draped in wisteria and an ornamental grapevine, the north-facing alfresco creates yet another tranquil setting. Tucked away in a peaceful court, this location places you moments away from all that Grovedale has to offer. Nearby, you'll find Grovedale West Primary School and Grovedale College, while the shops on Heyers Road are easily accessible. Additionally, the nearby Waurm Ponds Shopping Centre offers a plethora of shopping and dining options, ensuring convenience and variety. Public transportation is conveniently within walking distance, and the easy access to the Ring Road makes commuting to Melbourne effortless. Additional features:- Close to Burdoo Recreation Reserve and Waurm Ponds Train Station- Easy access to Deakin University (Waurm Ponds) and Epworth Hospital- Surf Coast Highway grants easy access to the region's stunning beaches- Ducted heating and four split-system air conditioners- Decorative leadlight window highlights the staircase- Just add doors, and the home office has potential as a 4th bedroom- Generous sized bedrooms - Remote double lock-up garage with a rear roller door - Rental \$650pw approx. \*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.