

**2/72-74 Greenville Drive, Grovedale, Vic 3216**

**Unit For Sale**

Tuesday, 14 May 2024



2/72-74 Greenville Drive, Grovedale, Vic 3216

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Ashley Woodburgess  
0412388004



Anthony Greco  
0407541154

**\$449,000 - \$469,000**

Situated in one of Grovedale's convenient locations, this 2 BR unit is currently tenanted until 21st December 2024 at \$340 per week, making it an ideal investment for the savvy investor or patient long term owner/occupier. Within walking distance to Waurm Ponds Shopping Centre, public transport, local schools and sporting fields, and only a few minute's drive to Deakin University, Epworth Hospital, Marshall train station and Geelong ring road. Offering quiet and private living with close access to all amenities this unit ticks all the boxes. The living room features a gas log fire and AC unit, and there is plenty of natural light through to the dining & kitchen which features a gas cook-top oven, good bench space and plenty of cupboards. The two generous bedrooms both feature large built in robes & carpeted floors, and a ceiling fan in the master. The central bathroom offers shower, bath & vanity along with a separate toilet. To the rear of the unit is the functional laundry with great storage & external access to the very private court yard pergola with secure access to the remote single lock up garage and a 2.5m x 2.5m garden shed. With a great location and plenty of opportunity for growth this well priced unit is not to be missed.