

20 Marvins Place, Marshall, Vic 3216

F I L I P P I
PROPERTY

Sold House

Sunday, 12 November 2023

20 Marvins Place, Marshall, Vic 3216

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 468 m2

Type: House



Byron Filippi

\$650,000

A freshly renovated, immaculate home in a private leafy pocket of Marshall. Sitting as a gateway to the Bellarine peninsula, Geelong and the Surf Coast, Marshall is in the perfect position to make the most of coastal living. This property is only a 10 min walk to Marshall Railway station, 15 min drive to Barwon Heads, 15 min drive to Torquay, and 10 min drive to the Geelong CBD. Grovedale Primary School, and Grovedale college are close-by, and shopping centres in Grovedale and Armstrong Creek are just around the corner. This property has a modern facade, with timeless luxury details such as shutter blinds in the front window, sconce lighting, and exposed aggregate driveway and entry. In the interior, the modern theme continues with new carpet and fresh paint throughout. The primary suite is generous in size and includes a large WIR and ensuite. Connecting these rooms to the rest of the house is a wide hall and entry way which includes an access door to the garage, and a large hallway cupboard for extra storage. An open plan living, kitchen and dining space with connection to an exposed aggregate outdoor entertaining area by large sliding doors and windows really gives this house a sense of space. This home has comfort at the forefront with evaporative cooling and ducted heating installed throughout. The kitchen includes features such as a 900mm cooktop and oven, stone benchtops, plenty of storage, and a dishwasher. The main living space is separated to the back wing of the house which itself has a generous, private living area with storage. This connects to two large bedrooms with BIRs and the main bathroom, inclusive of a large bath and shower along with a separate toilet. Functionality and presentation of this home has truly been thought through, the laundry is large and bright, includes a pet door, and connects to the backyard through the side entrance where a path has been laid to a clothesline tucked at the back of the house. As the home is set forward on the block there has been no compromise on space in the backyard, which boasts a lush lawn, stained fences, and well-maintained garden beds with an array of established plants. The yard can be accessed through the house, the garage by a large roller door, and by a side gate next to the shed which tucks the bins away. The double garage is accessed in the front by an electric roller door and is well fitted out to be used as a workshop with a window to the backyard and plenty of power points. With nothing left to do but move in, this house is ready to go and is sure to be popular with first homeowners, families, downsizers, and investors alike. Register your interest to inspect this property by contacting Byron at Filippi Property today.