

**27 Grove Road, Marshall, Vic 3216**

**House For Sale**

Thursday, 14 March 2024



27 Grove Road, Marshall, Vic 3216

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Ben Riddle

0401447755

**\$659,000 - \$699,000**

Set in a tree-lined, family friendly pocket, this neatly presented home offers well-designed living and great outdoor entertaining, in a fantastic low maintenance setting. Set on a 491m<sup>2</sup> (approx.) corner allotment with side access, conveniently located a short stroll from Marshall Station, with easy access to Geelong CBD or the coast, minutes from local shopping, schools and amenities, this property is perfect for downsizers, families, first home buyers or investors. Presented in a classic style, the traditional façade offers a welcoming appeal on arrival. Inside, light filled spaces and warm neutral accents create an inviting atmosphere throughout. The main living area at the rear of the home captures north facing light, showcasing a spacious open plan layout plus split system heating and cooling for comfortable living all year round. The well-equipped kitchen features modern appliances and ample bench space, positioned to overlook the dining area and out to the alfresco, for easy everyday living and effortless entertaining. A second living area off the entry provides a quiet space to retreat away from the main traffic of the home. Comprising three bedrooms, the master includes walk-in robes and a tastefully presented ensuite. Two further bedrooms feature built-in robes, serviced by a modern family bathroom and separate wc for excellent functionality. Outside, the expansive undercover alfresco provides ample space for dining and lounging zone, offering a private area to relax or entertain bordered by established low-maintenance gardens. The double garage includes workshop and laundry facilities, with direct undercover entry to the alfresco for secure and convenient access to the home. Side access to a carport provides for further secure off street parking. Representing outstanding value in an increasingly popular lifestyle pocket, this is an exceptional opportunity for home buyers or investors.