

# 3 Bambra Court, Grovedale, Vic 3216

**buxton**

## House For Sale

Tuesday, 7 May 2024

3 Bambra Court, Grovedale, Vic 3216

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Garry Middleton  
0418139082



Tony Moorfoot  
0419789112

**\$695,000 - \$755,000**

This immaculately presented family home has undergone a stylish transformation, offering spacious contemporary living and fantastic outdoor entertaining set against spectacular city views. Situated in a quiet cul de sac on an expansive 764m<sup>2</sup> (approx.) north facing allotment, a short stroll from the local playground and within walking distance of Grovedale Central Shopping Centre, Waurm Ponds shopping and entertainment precinct, Grovedale West, Nazareth Primary School and Grovedale College. With easy access to the Ring Road, Surfcoast Highway and 4 minutes (approx.) from Waurm Ponds Station, this is the perfect location for an ideal family lifestyle. Neatly maintained gardens and a welcoming façade greet you on arrival. Comprising four bedrooms, the master is positioned off the entry, featuring built-in robes and a tastefully updated modern ensuite. Three further bedrooms are separately zoned, all including built-in robes. They are serviced by a stylish family bathroom, luxuriously finished in floor to ceiling tiles, complete with a freestanding bath, frameless shower and modern vanity, with a separate wc. Two spacious living areas provide alternative spaces to retreat, relax or entertain. The formal lounge features a magnificent electric log fire and custom joinery, creating a cosy ambience with a picturesque outlook to the north. The adjoining kitchen and dining area is spacious and bright with French doors opening up to the north facing balcony, creating an effortless indoor-outdoor flow. The stunning kitchen features concrete benchtops, classic cabinetry, quality appliances (including Bosch double oven and gas cooktop), dishwasher, a chic mosaic splashback and generous storage provisions. It's also the perfect vantage point to watch the kids at play and take in the views. Central heating, split system heating and cooling, plus ceiling fans cater for your modern comfort year round. A full-sized laundry with ample storage and bench space ensures practicality and convenience for all your household needs. Outside, the spacious balcony offers ample room for dining al fresco and lounging in the sun. For the cooler nights, the fire pit area provides an alternative space to gather with friends and family. The generous block ensures plenty of space for the kids or pets to play freely. Established gardens, mature lemon tree, veggie gardens and outdoor shedding are ready for the green thumb to grow homegrown produce. A double carport plus driveway space allows for excellent off-street parking. Representing exceptional value in a sought-after pocket of Grovedale, this is a wonderful opportunity to secure a home your family will enjoy for years to come. Inspection will impress, be quick to make this beautiful home yours.