

# 3 Cranley Court, Grovedale, Vic 3216

## House For Sale

Tuesday, 21 May 2024



3 Cranley Court, Grovedale, Vic 3216

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 699 m2**

**Type: House**



Tony Moorfoot  
0419789112



Aly Boland  
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**\$600,000 - \$650,000**

Set in a peaceful tree-lined court, in a wonderful family friendly location, this home has been lovingly maintained by one owner for almost 40 years, and now awaits its next chapter. Situated on an expansive 699m<sup>2</sup> (approx.) allotment, only steps away from Grovedale West Primary and Grovedale College, local sporting and recreational facilities, within walking distance of Grovedale Central Shopping Centre, less than 5 minutes from Waurin Ponds shopping and entertainment precinct, minutes from either Waurin Ponds and Marshall Stations, and moments from the Highway for easy access to the city or coast, this address promises the ideal family lifestyle. Set behind established gardens, the home enjoys a private setting. Stepping inside, the entry takes you through to a welcoming formal lounge and dining, with gas heating, evaporative cooling and ceiling fan for year-round comfort. The adjoining kitchen is well-equipped for family living with ample storage and bench space, electric oven and cooktop, centrally positioned to overlook the second living area, with skylights throughout allowing natural light to flow within. Comprising three bedrooms, the master is positioned off the entry, with walk-in robes and ensuite. Two further bedrooms are separately zoned at the rear of the home, both generous in size, serviced by a bright family bathroom and separate wc. A large laundry with storage completes the well-functioning floorplan. Outside, the spacious entertaining area enjoys an easy connection with the living, allowing ample room for lounging and dining zones, undercover or in the sun. The huge backyard provides a secure area for the kids or pets to run around, with raised veggie beds and mature trees. The long driveway and garage accommodate ample off-street parking, storage and workshop space. Offering comfortable living now, with scope to update, modernise, add your own touches, or extend (STCA), this superbly located property represents an affordable opportunity with further potential to add value. Perfect for families, first home buyers, or renovators, here is your chance to secure a home and lifestyle you will love for years to come.