

**30 Grant Street, Newtown, Vic 3220**

whitford

**House For Sale**

Monday, 22 April 2024

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**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 752 m2**

**Type: House**



Heidi Trempel

**\$2,480,000 to \$2,650,000**

Multiple living spaces, expansive rooms and swimming pool combine for a prestige family lifestyle in this contemporary home in the heart of the private school precinct. The double-story home's centerpiece is a huge open-plan living, dining and kitchen zone, flowing out to a north-facing terrace and solar-heated pool. A theatre room, formal lounge with gas log fire, office and central alfresco deck with built in BBQ provides further options to entertain and relax. The recently fully remodeled kitchen is beautiful and features a stunning marble island bench, quality appliances including a Smeg 900mm freestanding oven and gas cooktop and, full size Smeg dishwasher, plus extensive storage in the butler's pantry with marble bench top, Fisher and Paykel dishwasher drawer and sink. The adjoining living zone accommodates a full-size dining suite and multiple sofas. The four generously proportioned bedrooms are split across two levels. The master suite boasts private garden outlook, abundant space for a desk or sofa, large dressing room and high-end generous ensuite. A second downstairs bedroom, with built-in robe, cabinetry, and bench, enjoys its own private wing with bathroom, making it an ideal guest area. Upstairs is a fabulous teen retreat with two generous bedrooms with built-in robes, central living area with built-in desk, powder room and bathroom. Other highlights include wide entry hall, beautiful new parquetry timber flooring, double garage with internal access, storage/gym room, security system, keypad entry, 8 x split-system units for individual needs, large family laundry and low- maintenance gardens including private secure front yard. Land 750m<sup>2</sup> approx. Walk to well-regarded Fyans Park Primary School and top private schools including Geelong College, St Joseph's College and Sacred Heart College. The property is also within easy reach of cafes and shops on Pakington St and Shannon Ave, sports reserves, the CBD, train station and Ring Road. For leisure, launch a canoe from Fyans Park boat ramp and explore river trails and Queens Park. GO TO [www.whitfordproperty.com.au](http://www.whitfordproperty.com.au) TO VIEW MORE PROPERTIES EXCLUSIVE TO OUR WEBSITE ONLY All information offered by Whitford is provided in good faith. It is derived from sources believed to be accurate and current as at the date of publication and as such Whitford merely do no more than pass the information on. Use of such material is at your sole risk. Whitford does not have any belief one way or the other as to whether the information is accurate and prospective purchasers are advised to make their own enquiries with respect to the information that is passed on. Whitford will not be liable for any loss resulting from any action or decision by you in reliance on the information from Whitford.