

**30 Perrett Street, Grovedale, Vic 3216**



**House For Sale**

Friday, 19 January 2024

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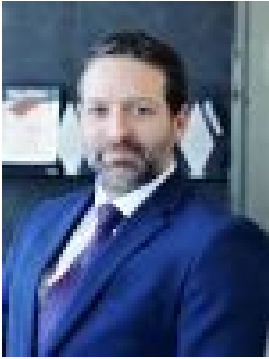
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 834 m2**

**Type: House**



Dion Plumb

0424940629

**\$595,000 - \$650,000**

Positioned in an established pocket of Grovedale, the unique location looks out to towering gums in the recreational reserve adjacent. Schools of all ages, Waurin Ponds Plaza, Leisurelink, Deakin University, Epworth Hospital, train station and the Ring Road are all within minutes, whilst a 15 minute drive gets you to Torquay beach or the Geelong waterfront. This double brick home has had the same owner for over 40 years and the charming cottage style facade is set behind established gardens and a return driveway creating a very private setting. Upon entry, a foyer leads to multiple zones with the lounge at the front boasting exposed brick walls, bay window and a stunning custom built fireplace as the centre piece of the room. Adjoining this room a formal dining area has access back into the kitchen. RC/AC provides climate control. At the centre of the home, the kitchen is open plan to another sitting/meals area and looks out over the rear yard. 3 bedrooms are all carpeted, 2 have built in robes and the large master bedroom, also with bay window, has a generous walk in robe. A central bathroom and separate laundry complete the internal areas. Outside provides flexibility with the rear porch looking out over open grass area with fruit trees and veggie patch, whilst an enclosed court yard at the front is North facing and a great place to enjoy the sun. A semi-enclosed carport could easily have a door added for secure parking and garden sheds provide plenty of storage. If you are looking for a well-positioned, unique and private home, then this tops the list. Call Dion Plumb today on 0424 940 629 for your opportunity.