

**308 Torquay Road, Grovedale, Vic 3216**



**Sold House**

Friday, 18 August 2023

308 Torquay Road, Grovedale, Vic 3216

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 918 m2**

**Type: House**



Tom Harrison

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## Contact agent

Elevate your family's lifestyle with ease and comfort in this four-bedroom residence, perched on a generous 918sq m block (approx.), within proximity to retail hubs, educational institutions, sports amenities, and the stunning beaches of Surf Coast. Encompassing an expansive garage/workshop equipped with mezzanine storage, a pot belly heater, ample space for multiple vehicles, and the ultimate haven for enthusiasts, this home stands as a tradesperson's paradise. Exhibiting impeccable brickwork and adorned with art-deco accents, this dwelling boasts numerous living zones designed for social gatherings and individual relaxation, reflecting a perfect blend of togetherness and solitude. The heart of family-centric dining and entertainment beats within the capacious central kitchen, fitted with stainless-steel appliances, a broad cooktop and oven, expansive countertops, and copious storage, including a corner pantry. Adjacent to this lies the dining precinct, capable of accommodating a full-scale dining table, seamlessly flowing into the light-bathed main living expanse, which offers picturesque views of the landscaped front garden. A secondary living area functions splendidly as a teenage sanctuary, or a children's play area. Stepping outdoors, the low-maintenance backyard unveils open spaces featuring a firepit, an alfresco terrace, and a sprawling lawn for entertainment, children or pets. Nestled within a dedicated bedroom wing, the master suite with a walk-in robe and a ensuite boasting a frameless walk-in shower shares space with two additional bedrooms with built-in wardrobes. A fourth bedroom, situated towards the rear of the residence, holds the potential to serve as a dynamic home office. Additional features include attic storage with a pull-down ladder, timber flooring, a central bathroom encompassing a bathtub and a separate shower, a laundry area, ducted heating, a split-system unit, ceiling fans, an electric sliding gate, secure garden fencing, a garden shed, and undercover outdoor storage compartments. The lofty garage, hosting dual roller doors and a side entry, showcases polyurethane-coated floors, a restroom, and ample room for a vehicle hoist. Alongside the garage, ample space is reserved for accommodating a caravan, boat, or trailer. Prestigious local educational institutions include Grovedale College, Grovedale West Primary, Christian College, and Nazareth Catholic Primary. Retail therapy abounds within the precincts of Grovedale, Waurin Ponds, Warralily, and Armstrong Creek. Facilitating seamless commuting, the property enjoys proximity to Marshall and Waurin Ponds railway stations, the Ring Road, Leisurelink gym and pool, Deakin University, and Epworth Hospital. Positioned just a brief 15-minute drive away from both Torquay's inviting shores and Geelong's vibrant CBD, accessibility is a prime feature.