

# 31 Heversham Grove, Greenvale, Vic 3059



## House For Sale

Tuesday, 19 March 2024

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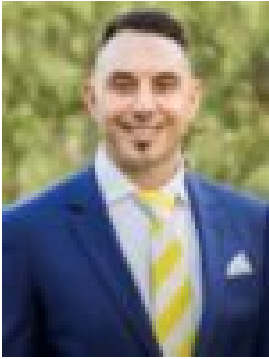
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1175 m2

Type: House



Dom Zampaglione  
0414453365

## **Auction | \$1,000,000 - \$1,100,000**

Surrounded by lush gardens on 1175sqm of land (approx), this remarkable residence is set to impress with its adaptable design, first-class features and terrific living/entertaining spaces both inside and out - all in an exclusive Old Greenvale neighbourhood. Beyond the grand entrance foyer with solid timber staircase, discover an expansive interior showcasing 4 generous bedrooms (extra-large master with WIR) complemented by a deluxe ensuite and equally-opulent main bathroom complete with freestanding tub. Enhancing its appeal is a home office (or 5BR), elegant lounge with fireplace, formal dining room, vast living area with wood heater and wet-bar, as well as an open family/meals area adjoined by a granite-bench kitchen with stainless-steel cooking appliances and dishwasher. Along with evaporative cooling for year-round comfort, this extraordinary home also includes a solar power system, solid hardwood floors, guest powder room (3rd WC) and excellent storage options throughout. Completing the picture is an alfresco entertaining area, vine-draped patio and vast north-facing backyard for the kids to enjoy, plus a large upstairs terrace with elevated outlook, double garage and secure tandem double carport both accessed via the circular driveway. Walking distance to the bus stop, Greenvale Shopping Centre and Greenvale Medical Centre, it's also close to local parks, popular schools and kinder/childcare facilities, as well as easy access to the Tullamarine Freeway and Melbourne Airport. CURRENTLY LEASED \$705 PW / \$3,063 PCM LEASE AGREEMENT ENDS 24th June 2024 Land: Approx. 1175m2 Settlement: 30, 60 to 90 days Price Guide: \$1,000,000 - \$1,100,000 On Site Auction: Saturday 13th April at 9.30am Dom Zampaglione - 0414 453 365 dom.zampaglione@raywhite.com