

# 32 Grace Street, Laverton, Vic 3028



## House For Sale

Tuesday, 2 April 2024

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**Bedrooms: 3**

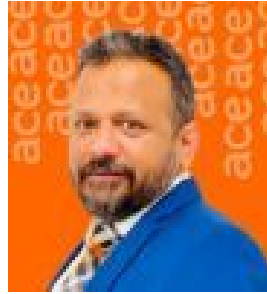
**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Sumit Miglani  
0383935500



Sunil Singh  
0383935500

**\$630,000 - \$670,000**

Nestled in the heart of a historic neighbourhood, this single-storey Victorian home exudes timeless charm and sophistication. With its distinctive architectural details and modern amenities, it offers a perfect blend of old-world elegance and contemporary comfort. The exterior of the home boasts classic Victorian elements, including a welcoming front porch. The facade is painted in a soft, inviting colour palette, complemented by lush low maintenance landscaping. Upon entering the home, guests are greeted by a sense of warmth and character. Timber flooring throughout the house excluding the bedrooms & wet area exude a sense of warmth & elegance. The interior features high ceilings creating an atmosphere of grandeur and spaciousness. Large windows flood the rooms with natural light, further enhancing the airy feel of the space. The focal point of the living room is a majestic fireplace surrounded by cozy seating arrangements. This inviting space is perfect for gatherings with family and friends, whether it's curling up by the fire on a chilly evening or enjoying lively conversations over a cup of tea. The living area includes a split system along with ducted heating throughout the house. The open plan kitchen seamlessly blends vintage charm with modern convenience. Custom cabinetry, and stainless-steel appliances & dishwasher create a functional yet elegant workspace for culinary enthusiasts and a central island provides ample room for meal preparation and casual dining. The home features three well-appointed bedrooms, each offering a serene retreat from the hustle and bustle of daily life. High ceilings and abundant natural light enhance the sense of tranquillity, while plush carpets and luxurious linens ensure a restful night's sleep. The bathroom is a sanctuary of relaxation, featuring a standalone clawfoot bathtub, a walk-in shower, and elegant fixtures reminiscent of a bygone era. Soft lighting and soothing colour palettes create a spa-like ambiance, perfect for unwinding after a long day. Also includes spacious laundry and extra powder room. The outdoor space is an extension of the home's charm and beauty, with a spacious backyard and a charming undercover decked patio area for outdoor entertaining along with 2 garden sheds. Mature trees provide shade and privacy, while manicured lawns offer plenty of room for recreation and leisure activities. In conclusion, this single-storey Victorian home is a true gem, offering a perfect combination of historical charm and modern comfort. From its elegant architectural details to its inviting interior spaces, it provides a welcoming retreat for those seeking a timeless and sophisticated lifestyle.(PHOTO ID REQUIRED AT INSPECTIONS)ACE TEAM welcomes you and looks forward to meeting you at the inspections.NOTE: Link for Due Diligence Checklist:<http://www.consumer.vic.gov.au/duediligencechecklist>Disclaimer: All Dimensions, Sizes & Layout are approximately. The producer or agent cannot be held responsible for any errors, omissions, or misstatements. The plan & pics are for illustrative purposes only & should be used as such.PLEASE NOTE: Open for inspection times and property availability is subject to change or cancellation without notice. Please check with the agent or online on the day of Inspection.