

**35 Amarina Crescent, Grovedale, Vic 3216**

**buxton**

**Sold House**

Sunday, 10 March 2024

35 Amarina Crescent, Grovedale, Vic 3216

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 652 m2**

**Type: House**



Roger Pedretti  
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**\$825,000**

Quality built, and lovingly maintained by one owner for over 20 years, this spacious home has been thoughtfully designed to offer outstanding family living. Set on a generous 652m<sup>2</sup> (approx.) allotment, in a quiet family friendly street, within walking distance of all the shopping, supermarkets, eateries and entertainment of Waurrn Ponds Shopping Centre, local parks, walking trails and recreational facilities, moments from excellent primary and secondary schools, 5 minutes (approx.) from the Ring Road or Waurrn Ponds Station for an easy commute to Melbourne, enjoy an idyllic family lifestyle with fantastic accessibility to all amenities. Set behind spectacular manicured gardens, the classic facade holds a timeless appeal. Inside, a wide entry hall leads to a formal lounge offering an elegant introduction to the home and a sophisticated space to retreat or entertain. At the heart of the home, a spacious open plan kitchen, dining and living area provides a central space to gather with the family. The well-equipped kitchen featuring quality appliances including Kleenmaid oven, Siemens electric cooktop, Dishlex dishwasher, excellent storage, ample bench space, and raised breakfast bar. Comprising four bedrooms, the master features generous built-in robes and a luxurious ensuite with corner spa, separate shower, quality fittings and finishes. Three further bedrooms include built-in robes, serviced by a bright and spacious family bathroom and separate wc. Equipped with all your modern comforts, additional features include central ducted heating, split system heating and cooling, external shutters for energy efficiency and security, ducted vacuum system, large laundry with storage and built-in ironing board, infinity hot water system with temperature control, and extensive storage provisions throughout. Outside the expansive undercover alfresco enjoys an easy connection with the main living for effortless entertaining. The large block offers a selection of zones to enjoy, with a versatile layout that can be configured to suit your family's needs, and plenty of space to add in a lawn area or play space for the kids. Outdoor shedding and veggie gardens allow you to grow your own produce, and the oversized double garage includes built-in storage, space for a workbench, with rear roller door access to the alfresco allowing for additional undercover parking of a boat, van or trailer. Impeccably presented and ready to be enjoyed, this home offers comfortable living now, with further scope to update, modernise, add your own touches and make it your own. Inspection will impress.