

**36 Grafton Street, St Albans Park, Vic 3219**



**House For Sale**

Wednesday, 12 June 2024

**36 Grafton Street, St Albans Park, Vic 3219**

**Bedrooms: 3**

**Bathrooms: 2**

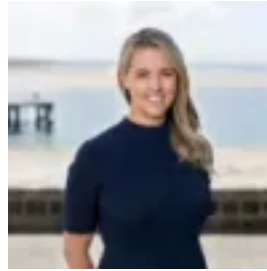
**Parkings: 2**

**Area: 562 m2**

**Type: House**



Andrew Ingham  
0406619645



Courtney Webster  
0409671526

**\$565,000 - \$620,000**

Settled into a quiet pocket with bordering neighbours to just two sides, this charming three bedroom cottage is centrally positioned to all practical and recreational assets, cementing a lifestyle of convenience for you and your family. The spacious living zone provides a relaxed atmosphere to the rear of the home, with direct access to an oversized undercover entertaining area amplifying interior space and comfort. Sliding door access to the back yard encourages outdoor play, with a flat grassy landscape offering plenty of scope to accommodate further extension to the existing footprint (STCA). Recently updated, the stylish cook's kitchen benefits from modern stainless-steel appliances and an abundance of cupboard and bench space. Accommodation is sought across three bedrooms, the master enjoying the luxury of an ensuite bathroom and walk-in robe, with the two minor bedrooms offering well-fitted built-in robes. Noteworthy additions include a freshly painted interior, updated laundry, security and surveillance system, reverse cycle air conditioning, updated solar, single garage, single carport and durably fenced surrounds. This outstanding position has you within ten minutes of the Geelong CBD and Leopold, and under 20 minutes to the infamous beaches of Torquay and the Surfcoast, allowing you the luxury of close proximity to all shopping, medical facilities, and a choice of reputable schools. Fully established and ready to enjoy, with equal appeal as a secure investment property with rental income potential.