

42 Grace Street, Springvale, Vic 3171



House For Sale

Friday, 3 May 2024

42 Grace Street, Springvale, Vic 3171

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 650 m2

Type: House



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AUCTION THIS SATURDAY! \$850K-\$935K

Ideal for the discerning buyer looking for quality craftsmanship without sacrificing creature comforts with the potential to build in the backyard (STCA), this much-loved and well-maintained three-bedroom family home is packed with extras and sits on a roomy 650 sqm block with fully-tiled walkways both at the front and rear of the home. Well-built from high-quality solid structural pine, this home has been fully restumped to concrete foundation pillars ensuring it'll last for generations. Packed with street appeal, the home is fully protected with aluminium cladding and has been freshly painted. Updated and ready to shine, the roof has also been fully restored, sealed and freshly painted. Step inside to appreciate all the charming extras such as 2.7m high ceilings, solid timber doors, and the 20 mm high-quality Indonesian oak parquet that rests on top of the existing solid timber floor which could be re-sanded and re-polished many times later if needed. Thermo-isolation separation makes the total thickness of the floor 40mm. A formal living area includes a solid brass chandelier and new fireplace ready for cosying up on cooler evenings and the kitchen and meals area features brand new appliances including a gas cooktop oven and dishwasher, and an impressive, authentic crystal chandelier. Meal prep is made easier with loads of bench and cupboard space and tiled splashback. Bedrooms also include decorative brass chandelier lighting and a central, fully-tiled family bathroom includes a corner spa bath for a relaxing soak after a long day. A combined, fully-tiled laundry and the second bathroom include a shower and extra under-vanity storage. A bonus sunroom offers a quiet place to retreat and enjoy your morning cuppa or a peaceful moment and there's ample room for off-street parking behind a secure, vehicle access gate. A generous rear garden allows plenty of room to entertain. All care has been taken to ensure the durability and longevity of this home right down to the double thick plaster in the kitchen, rear bedroom, sunroom and second bathroom. Centrally located, you're within walking distance of Parklands, the Springvale Library and more, a minute's walk to St John Vianis and Springvale Rise Primary Schools and Wellington Secondary College. You're also just minutes from Springvale Central and a wide range of local shopping as well as easy access to public transport, a range of quality schools including Killester College and so much more like Edinburgh Reserve Springvale, Southern Reserve Homemaker Centre, Ouson Plaza And M-City, Coles Springvale, Waverley Gardens Shopping Centre. Prescient is located on Princess Highway, with Easy Access to East Link and Monash Freeway

Property Specifications:

- Much-loved three-bedroom, two-bathroom home in a convenient pocket of Springvale
- Fresh, light and bright with a bonus sunroom and a large rear garden
- Brand new aluminium window blinds in all house, split systems x 2, spacious BIR's x 2
- Off-street parking behind a vehicle access gate for 3 cars.
- Upgraded with new stumping, roofing, new appliances, fresh paint, and so much more to ensure its durability and longevity
- Loaded with charming features including an authentic crystal chandelier, brass chandeliers, fireplace, solid wood doors, high ceilings with ceiling roses and hardwood flooring.