

**5/197-201 Torquay Road, Grovedale, Vic 3216**

**Mahoney**

**Unit For Sale**

Monday, 15 April 2024

5/197-201 Torquay Road, Grovedale, Vic 3216

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Damian Mahoney

**\$450,000 - \$480,000**

Tucked away in a secluded setting, this tastefully updated home offers modern, low maintenance living with plenty of outdoor space to be enjoyed. Conveniently positioned within moments of an array of local amenities, eateries, supermarkets, 5 minutes (approx.) from Waurin Ponds shopping and entertainment precinct, Marshall Station, on the gateway to the Surfcoast, and only 11 minutes (approx.) from the CBD, this address offers outstanding accessibility and a fantastic lifestyle. Whether you're looking for your first home, to downsize or a quality investment, this is an exceptional opportunity representing outstanding value. The tree-lined complex provides a tranquil environment, and the home enjoys a private setting. On entry, the open plan living, dining and kitchen is presented in a light neutral colour palette with modern flooring, creating a warm and welcoming atmosphere within. The well-appointed kitchen is equipped with 600mm freestanding oven and cooktop, excellent storage provisions, ample bench space and breakfast bar. Split system heating and cooling keeps you cosy or cool throughout the seasons. Two generous bedrooms include built-in robes, serviced by an updated bathroom finished in classic white subway tiles with modern vanity, mirror cabinet and quality fittings. The bathroom also incorporates laundry facilities for optimum functionality. Outdoors, the undercover alfresco enjoys an effortless connection with the living area, providing a private space to relax or entertain bordered by picturesque gardens. The side yard provides a sizeable lawn area for the kids or pets to play, with a garden shed for outdoor storage. Allocated carport parking plus visitor parking adds to the fantastic facilities of the property. Inspection will impress, this property offers more than meets the eye! Don't miss the chance to make it yours. Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.