

**63 Smith Street, Grovedale, Vic 3216**



**House For Sale**

Tuesday, 16 January 2024

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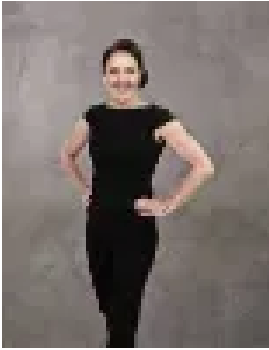
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 566 m2**

**Type: House**



Michelle Winckle  
0352411488



Sophie Spowart  
0478957905

**\$695,000 - \$755,000**

Situated on a spacious 566 sqm corner allotment with side access perfect for a caravan, boat, or trailer. This fantastic opportunity for downsizers, first home buyers, and investors alike, close to great local schools, shopping centres, the coast, and the Geelong CBD, This location doesn't miss a beat! Neatly presented, the classic façade is set behind low-maintenance gardens. Comprising of 3 spacious living areas plus a study and 3 large bedrooms, this home has it all! Beyond the inviting façade, you'll be greeted into the expansive formal living zone with the master to your left. The master includes a large walk-in robe and ensuite, the other two bedrooms include built-in robes and are serviced by the main bathroom complete with a separate toilet. The heart of the home is the open plan kitchen dining and lounge, complete with a gas cooktop, electric oven, and dishwasher. The kitchen also includes ample cupboard and bench space. The home also includes an expansive rumpus room, perfect as a third living, playroom or games room. Other features of the home include: • Ducted heating and evaporative cooling. • Double garage • Low maintenance yard perfect for the kids and pets to play. • Secure side access with a third parking space perfect for a caravan boat or trailer. • Solar panels. Located in a quiet family friendly pocket, within walking distance of local shopping, supermarkets and amenities, Grovedale Primary School, Marshall Station, 5 minutes (approx.) from Waurm Ponds shopping and entertainment precinct, moments from the Surfcoast Highway or Barwon Heads Road for easy access to the beach, and only 12 minutes (approx.) from the CBD, enjoy convenient local living with fantastic accessibility to city and surf.\*All information about the property has been provided to Hayeswinckle by third parties. Hayeswinckle has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.