

8 Gratten Road, Montrose, Vic 3765



House For Sale

Friday, 3 May 2024

8 Gratten Road, Montrose, Vic 3765

Bedrooms: 4

Bathrooms: 1

Parkings: 5

Area: 1359 m2

Type: House



Ryan Bell
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Georgia Spencer
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\$800,000 - \$880,000

Displaying superb dimensions and scope for your own design style, this lavishly sized family residence is waiting to be transformed into your forever home. Cherished by the one owner for almost 40 years, the property is superbly located in a coveted quiet no-through road just a 5-minute stroll to the lively Montrose Village and beyond to the primary school and community park. With a spacious layout featuring four bedrooms, separate study/home office and one bathroom, the potential for transformation is boundless. Envision your dream master suite with ensuite provisions already in place, whilst dual living areas, including a cosy family room with a wood fire, offer versatile spaces for relaxation and entertainment. Step outside to a covered alfresco deck, perfect for year-round entertaining and enjoyment. The sizable backyard beckons for outdoor activities and gardening endeavours with lush lawn perfect for kids and pets. Ample garaging and parking options, including a double garage and workshop shed, provide convenience and storage space. Additional features such as a solar-heated built-in spa (in need of servicing), security alarm system, and ducted heating and evaporative cooling ensure comfort and security year-round. At a Glance: • 4 bedroom, 1 bathroom family home on 1359m². • Ensuite provisions in the master bedroom (currently only a toilet). • Dual living areas including family room with wood fire. • Covered alfresco deck. • Sizable backyard. • Plenty of garaging and parking options including a 12mx8m triple garage at the entrance with drive through provisions to a large 2-car plus workshop space shed. • Solar heated spa (needs servicing). • Security alarm system in house and garage. • Ducted heating and evaporative cooling for seasonal comfort. Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.