

84 Meadowvale Drive, Grovedale, Vic 3216

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Sold House

Monday, 8 January 2024

84 Meadowvale Drive, Grovedale, Vic 3216

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 1000 m2

Type: House



For Sale By Owner VIC
0488847018

Contact agent

The Phone Code for this property is: 84629. Please quote this number when phoning or texting. This unparalleled custom home is in a class of its own, architecturally designed, built by the owners for their family and started their awarding winning custom home construction business - Signature Homes, its unique fittings and finishes are guaranteed to leave all guests in awe. Located in Waurnd Ponds, the location offers an easy and enjoyable lifestyle within close walking distance to schools, and parks and only a short drive to the Waurnd Ponds shopping centre. Plenty of space on offer for entertaining with the generous open plan kitchen/living/dining space, and enclosed alfresco opening to the pool area. Combine the stunning timber flooring, and expansive high ceilings with all the natural light you could ask for to make this modern home one not to be missed! The backyard space is perfect for entertaining any occasion with a low-maintenance nature. This home is ideal for families wanting to upgrade, business owners or professionals needing a dedicated home office, or Melbourne residents wanting to upgrade their home and lifestyle that the Geelong, Surfcoast and Bellarine regions have on offer. You MUST inspect to truly appreciate what is on offer.

Kitchen: Feature Island bench, stone benchtop, overhead cabinetry, ample under bench storage, walk-in pantry with shelving and drawers galore, 900mm stainless steel appliances, double sink, stone splashback, timber flooring, double fridge space with wine fridge space as well. **Living/dining:** Generous open plan, timber flooring, blinds throughout, more storage, high ceilings, split system heating & refrigerated cooling, multiple double doors off living and rumpus through to enclosed alfresco area with its own wood heater. **Rumpus/Games:** currently used as a games room for a pool table, think home theatre with high ceilings, timber flooring and additional storage, and already comes with full remote roman blind ready to start as theatre room. **Home Office:** 3 workstations, timber flooring, separate entrance to outside perfect for home-based businesses or professional needing privacy, split system cooling and powder room adjacent to the office. **Gymnasium:** Large room with additional storage, could be another bedroom. **Laundry:** Huge laundry with extensive bench space, lower cabinets, and much needed storage. **Garage + Carport + Shed:** Oversize double garage with high ceilings (great for tradies), floor to ceiling storage, drive-thru access to double carport, and follows through to Double shed with own separate toilet. **Master bedroom:** Carpet flooring, venetian blinds, ducted heating & cooling, walk in wardrobe. **Ensuite:** twin basin vanity, ceramic basin, chrome fittings, mirror splash back cabinet, semi frameless double shower, open toilet. **Front Lounge:** Huge room that can be lounge area, additional bedroom or create your bespoke walk-in-robe. **Guest bedroom:** Carpet flooring, venetian blinds, ducted heating & cooling, built in wardrobe. **Main bathroom -downstairs:** Single basin vanity with mirror, semi frameless chrome shower and chrome fittings, storage, and enclosed toilet including separate shower room for the guests. **Additional two bedrooms-upstairs:** Carpet flooring, venetian blinds, ducted heating & cooling, walk in wardrobes to both bedrooms. **Games/Retreat + Study-upstairs:** Carpet flooring, ducted heating & cooling, and study area. **Main bathroom-upstairs:** twin basin vanity, ceramic basin, mirror splash back, semi frameless, shower, bath, and open toilet. **Outdoor:** Pool with solar heating, low maintenance yard, sun exposed paved outdoor area, concrete paths.

Recent Maintenance Completed:

- All timber floors excluding home office has been sanded and repolished Dec 2021
- Front façade moulds have been repainted Jan 2022
- All external cladding lining to first floor replaced new James Hardie texture board and painted Jan 2022
- CSR Roof Tiles - all new installation 2019 (Nullabor Terracotta Tile)
- New turf to front of home
- All pool pumps have been replaced in the past 3 years and maintain by local pool company in Geelong.

Mod cons:

- Full alarm system with CCTV Camera. Unit and monitor located in home office
- Ducted heating with reverse ducted cooling. Including 4 zones for the home
- Cabinets throughout are 2-pak
- Appliances are 900 SS Kleenmaid upright oven
- Opening including Kleenmaid steam oven
- Double SS kitchen sink with kitchen pull out veggie spray outlet
- Water Filter Tapware located at kitchen sink
- Powder Room ground floor is marble
- Kitchen is granite tops and splashback
- Cornice is Victorian ornate is 200mm
- All doors are Corinthian 6 panel
- Timber Flooring is Tallwood direct stick to concrete
- Rumpus Room includes a full remote additional roman blind over the timber venetian blind (so ready for theatre room use)
- Established garden with a Queensland bottle tree (*Brachychiton Rupestris*)
- Clothesline undercover
- Gary's Proud Veggie Garden!!!

Ideal for: This home is ideal for growing families wanting to upgrade, business owners or professionals needing a dedicated home office with multiple workstations, or Melbourne residents wanting to upgrade their home and lifestyle that the Geelong, Surfcoast and Bellarine regions have on offer. Close by local facilities: Ring Road to Melbourne 2 minutes, walking tracks, Princes Highway, The You Yang's, Leisure Link Aquatic Centre, Deakin University, Epworth Hospital, Torquay beaches 20 minutes, Waurnd Ponds Station and Waurnd Ponds Shopping Centre*All information offered by PFT is provided in good faith. It is derived from sources believed to be accurate and current as at the date of

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