

**9 Bambra Court, Grovedale, Vic 3216**

**GARTLAND**

**Sold House**

Friday, 22 September 2023

9 Bambra Court, Grovedale, Vic 3216

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 689 m2**

**Type: House**



Tom Luxton  
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Will Ainsworth  
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**\$681,000**

This property is being sold via transparent private negotiation. Please contact Tom as soon as possible to ensure you are involved as the property can sell at any time. Located footsteps from Coolabah Park, this family home creates your very own eco-friendly oasis. You'll love that the surrounding gardens have been thoughtfully curated to provide both food and habitat for the birds and bees. With plenty of flowering shrubs during autumn and winter, the colourful gardens provide not only a picturesque outlook, but also take care of nectar-feeding birds. An abundance of northern light sweeps through the open plan living/dining/kitchen zone, creating a passive-solar effect to naturally regulate the temperature and save on energy bills. The winter sun fills the space during the cooler months, while summer will inspire you to open the sliding door onto the private front garden. A cathedral ceiling adds character to the spacious family room, where you can curl up by the open fireplace. The kitchen features a built-in pantry and stainless steel gas cooktop. The main bedroom boasts built-in robes, direct access to the bathroom, and an elevated north-facing outlook. The adjoining study offers immense versatility as a home office, nursery, or an artist's workshop. Two additional bedrooms with built-in robes share close access to the second bathroom, while the laundry and separate toilet complete the layout. Other features include ducted heating, a split-system air conditioner, solar panels and energy-efficient showerheads. The covered alfresco creates a peaceful setting to entertain loved ones, while the gardens create private pockets where you can relax amongst the greenery. Designed with organic, permaculture and biodynamic principles, the backyard inspires everyone to connect back to nature. Whether you're collecting fresh eggs from the chook pen, enjoying fruit straight from the branch, or picking veggies for your favourite recipes, you'll adore this sustainable lifestyle. The single carport provides parking, while two garden sheds offer plenty of outdoor storage. A section of the home has also been used as an Airbnb by its current owner. The morning school run will be a breeze thanks to Grovedale West Primary School, Nazareth Catholic Primary School and Grovedale College all within walking distance. Public transport and the Heyers Road shops are also a short stroll away, while the Waurm Ponds Shopping Centre and Leisurelink Aquatic Centre are within easy reach. Local sporting grounds and the Waurm Ponds Creek walking trails entice the whole family to venture outdoors. Enjoy easy access to the Ring Road, Deakin University (Waurm Ponds) & Waurm Ponds Train Station.