

**9 Birkenhead Drive, Grovedale, Vic 3216**



**House For Sale**

Tuesday, 21 May 2024

9 Birkenhead Drive, Grovedale, Vic 3216

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 609 m2**

**Type: House**



George Politis  
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Ben Powe  
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**\$665,000 - \$715,000**

Nestled in a coveted corner of Grovedale, this charming residence beckons with its convenient locale and inviting features. Upon entering, you'll immediately appreciate the clever utilization of space and the modern updates that enhance the home's appeal, along with the potential for personal customization. Set amidst lush gardens on an ample approx. 603m<sup>2</sup> allotment, this property promises a delightful living experience. Inside, a spacious layout exudes a warm ambiance, beginning with the generously proportioned family living room adorned with timber venetian blinds. Transition seamlessly into the updated open-plan kitchen and dining area, where natural light floods in through surrounding windows and a skylight overhead. The renovated kitchen boasts stylish timber-look benchtops, ample storage, and stainless steel appliances, including a plumbed-in double-door fridge and a nearly new dishwasher. Three well-appointed bedrooms, all equipped with ceiling fans and built-in robes, offer comfortable retreats, with the master suite featuring an updated ensuite and a walk-through wardrobe with double doors. A renovated main bathroom with a large bath and separate shower serves the rest of the household. Outside, a tranquil backyard enveloped by verdant fernery provides an idyllic setting for entertaining and socializing. Discover a special retreat in your private spa/entertainment room, complete with a 4-person spa bath, sauna paneling, a ceiling fan, and provisions for a TV. This versatile space can easily adapt to various needs, whether as a home office, kids' play area, or entertainment zone. Additional highlights include ducted heating for winter comfort, a spacious updated laundry room with ample storage, a remote-access single car garage with bonus storage, and a long side drive offering off-street parking for 2-3 cars or recreational vehicles. Green thumbs will appreciate the presence of two large water tanks servicing the gardens. Ideal for young families, the location boasts proximity to local amenities such as childcare facilities and Mandama Primary School, with the Grovedale Hotel just moments away. Shopping destinations like the Surf Coast Highway shops and Waurin Ponds Shopping Centre, as well as Deakin University, are within easy reach. For investors, the property presents a promising rental opportunity, with an estimated rental value of \$460 - \$480 per week. Don't miss the chance to make this delightful residence your own - schedule a viewing today!