

22 Barry Court, Grovedale, Vic 3216

GARTLAND

House For Sale

Tuesday, 2 July 2024

22 Barry Court, Grovedale, Vic 3216

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 596 m2

Type: House



Nathan Ashton

0418566708

\$680,000 - \$720,000

Privately located in a quiet court, this 3-bedroom home is the perfect first home, a sound investment opportunity and an exceptional downsizing option. The home offers the unique aspect of having clear side access and extra parking for a caravan, boat, or multiple vehicles. The side clearance of approximately 5 metres gives uninterrupted access to the rear and side yard. The home has been thoughtfully designed to capitalise on the north orientation, with the family room capturing the midday sun, and the undercover entertaining making full use of the afternoon warmth. Upon entry you are greeted by the first living area, which is the spacious family room. The home then flows through to the generous open plan kitchen, dining and living area which opens out to the outdoor entertaining space. The kitchen is highlighted by the island bench, featuring a breakfast bar, stainless steel appliances, dishwasher and good storage. The 3 bedrooms can be zoned off and are neatly positioned on the southeast side of the property. The main bedroom offers a walk-in robe and an ensuite, while the remaining 2 bedrooms boast built in robes. The main bathroom, toilet and laundry sit immediately adjacent to the bedrooms, making it ideal for families or guests. The property is set on 596sqm and includes gas ducted heating, evaporative cooling, a double garage with remote entry and internal access. The family friendly location is within 500 metres of the Grovedale Primary School and neighboring childcare services; approximately a kilometer from the Marshall Station, and only minutes from the Waurin Ponds Shopping Centre, Deakin University and the Epworth Hospital. Potential rent return at \$520 - \$540 per week. To discuss in further detail please contact Emily Reid on 0477 922 969.