

# 3 Hull Court, Grovedale, Vic 3216

## House For Sale

Tuesday, 25 June 2024



3 Hull Court, Grovedale, Vic 3216

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 621 m2

Type: House



Tony Moorfoot  
0419789112



Aly Boland  
0423861667

**\$620,000 - \$650,000**

Beautifully presented throughout, this quality home is perfectly positioned for a wonderful family lifestyle. Featuring modern updates and tasteful interiors, there is no further effort required here, simply move in and enjoy. Set on a generous 621m<sup>2</sup> (approx.) allotment, a short stroll from Grovedale Central Shopping Centre, Grovedale West and Nazareth Primary Schools, Grovedale College, local sporting and recreational facilities, less than 5 minutes from Waurin Ponds shopping and entertainment precinct, with easy access to the Surfcoast Highway, Ring Road, Marshall and Waurin Ponds Stations, you have everything on your doorstep for easy living in family friendly surrounds. Set in a quiet tree-lined court, the home enjoys a peaceful setting. Stepping inside, a light filled living area showcases a neutral colour palette and modern flooring, creating an inviting atmosphere within. The open plan flows through to a well-appointed dining space and modern kitchen featuring stone benchtops, quality appliances including 600mm oven, electric cooktop, dishwasher, excellent storage and ample bench space. At the heart of the home, a second living area provides a cosy space to relax, retreat, or entertain. Three bedrooms are well zoned, with the master at the front of the home, and two further bedrooms positioned at the rear, all including built-in robes. The central family bathroom has been tastefully updated in contemporary finishes with free-standing back-to-wall bath, modern vanity, quality tapware and fittings. A separate wc, large laundry, generous storage provisions, gas heating, plus split system heating and cooling add to the excellent functionality of the home. Outside, a paved entertaining area with an impressive woodfire pizza oven provides a wonderful space to gather with family and friends, and a large lawn area provides plenty of space for the kids or pets to play. The spacious carport includes remote roller door access and secure storerooms, with driveway space for additional off-street parking. Representing exceptional value, this is an outstanding opportunity to enter a popular pocket of Grovedale offering family friendly living in an established community setting.