

41 Gloucester Street, Grovedale, Vic 3216



House For Sale

Wednesday, 10 July 2024

41 Gloucester Street, Grovedale, Vic 3216

Bedrooms: 3

Bathrooms: 2

Area: 625 m2

Type: House



Matt Plunkett
0418386796



Tony Moorfoot
0419789112

\$585,000 - \$615,000

Superbly located in a convenient, family friendly pocket, this fantastic family home represents an exceptional opportunity for first home buyers, renovators or investors to break into the increasingly popular Grovedale market. Accommodating a great layout for family living on a generous 625m² (approx.) allotment, the home also offers further scope to update, modernise, and add value. Situated within walking distance of local primary and secondary schools, Waurm Ponds shopping and entertainment precinct, reserves and sporting facilities, minutes from Waurm Ponds and Marshall Stations, the Ring Road, and Surfcoast Highway, this address promises the ideal family lifestyle. The classic double fronted brick veneer is welcoming in appeal. Off the entry, a large living room features north facing windows allowing natural light to flow within, and a feature arch taking you through to the adjoining dining and kitchen. The original kitchen features retro cabinetry with 600mm wall oven, gas cooktop, dishwasher, and an outlook the backyard, perfect for keeping an eye on the kids or pets at play in the backyard. A second living area at the rear enjoys an easy connection with the outdoor entertaining area and backyard. Comprising three bedrooms, the master features walk-through robes and ensuite. Two further bedrooms are generous in size, both include built-in robes, serviced by a central family bathroom and separate wc. A large laundry with storage and additional linen storage add to the excellent functionality of the layout. Outside, the secure backyard provides plenty of space to play bordered by established trees. A paved area offers a versatile space for entertaining or secure off-street parking with great side access to the block and outdoor shedding at the rear. Approximate rental return of \$440-\$460pw An outstanding opportunity to break into a growing market with endless potential for future reward, don't miss your chance to make this property yours!