

44 Grove Road, Marshall, VIC, 3216

GEELONG REAL ESTATE CO.

House For Sale

Friday, 30 August 2024

44 Grove Road, Marshall, VIC, 3216

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Charming Family Home in Prime Marshall Location

Welcome to a fantastic property just off Station Street, Marshall, where convenience and comfort meet in perfect harmony. This charming home offers the unparalleled advantage of being a short stroll from the station, eliminating the need for parking, ensuring you'll always get a seat, and promises a stress-free commute. With well-lit streets guiding your way home, you'll always feel safe and secure.

Marshall's real estate market is on the rise, with the median house price at an impressive \$630,000. This suburb has bucked the trend of stagnant growth seen in much of Geelong, making it a promising investment opportunity. You'll be just 10 minutes closer to Geelong, saving valuable time each day and enjoying larger blocks compared to the smaller lots found in 3217.

Step inside this lovely home and find a master bedroom to your left, complete with a walk-in robe and ensuite for added privacy and convenience. Down the hallway, two additional bedrooms with built-in robes provide ample space, while the well-designed bathroom and separate toilet simplify busy mornings for the whole family.

The heart of the home features an open-plan living and kitchen area that seamlessly connects to the outdoors with two access points, perfect for entertaining or allowing children and pets to play freely. The low-maintenance backyard is a standout, with easy access from the laundry to the clothesline. Drive-through access from the garage to a large area which offers practical space for tradies, boats, or caravans. Don't miss the chance to own a property in this thriving, sought-after suburb with an expected rental return of \$490 per week!