

**56 Grafton St, St Albans Park, VIC, 3219**

**GARTLAND**

**House For Sale**

Tuesday, 1 October 2024

56 Grafton St, St Albans Park, VIC, 3219

Bedrooms: 3

Bathrooms: 2

Type: House

## **A Family Favourite With A Pool & Versatile Pool Room**

You'll be amazed at what awaits inside this property. Showcasing a solar-heated swimming pool and a versatile pool room, this property must be seen to be truly appreciated.

The open plan living/dining/kitchen zone creates the lively hub of the home, where you can sit back and relax or open the sliding door onto the pool zone. The kitchen features a built-in pantry, breakfast bar and stainless steel cooking appliances (oven and gas cooktop). All three bedrooms boast built-in robes (main with direct bathroom access), while the laundry and separate toilet complete the layout.

Every day will feel like a holiday, with the swimming pool (with in-floor cleaning) enticing you to enjoy a dip or to lounge poolside as you soak up the northern sunshine. The outdoor entertaining area boasts shade blinds for year-round enjoyment, while the backyard creates a secure play space for young children or pets.

The spacious pool room provides a world of possibilities, whether you're looking for the ultimate teen retreat or even have plans to set up a home business (STCA). Complete with a bathroom, ample storage and attic storage, it's clear that every last detail has been taken care of in this versatile space.

A remote-controlled electric gate provides secure access to the driveway, which accommodates three vehicles. Other features include solar panels, ducted heating, two split system air conditioners, ceiling fans, sensor lights, and an outdoor storage area.

This peaceful location places you a short walk to public transport, local playgrounds and Buckley's Entertainment Centre. The Breakwater Industrial Zone is moments away, where you'll find cafes, fitness studios and play centres. Whittington Primary School and the Bellarine Highway shopping centres are conveniently close by, while a short drive will find you in the Geelong CBD or making your way to the Bellarine Peninsula.

Potential rent return at \$570 - \$590 per week. To discuss in further detail please contact Emily Reid on 0477 922 969.