

**1/46 Killarney Avenue, Grovedale, Vic 3216**

**Unit For Sale**

Monday, 8 July 2024



1/46 Killarney Avenue, Grovedale, Vic 3216

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 221 m2**

**Type: Unit**



Ashley Woodburgess  
0412388004



Roger Pedretti  
0408886568

**\$499,000- \$539,000**

Situated in a convenient location, this immaculately presented 2BR townhouse is the perfect option for the 1st homebuyer, downsizer or savvy investor. Close to public transport including Marshall train station, local schools and sporting fields, and only a few minutes drive to Waurm Ponds Shopping Centre, Deakin University, Epworth Hospital and Geelong ring road. Offering a private & low maintenance lifestyle with close proximity to all amenities this charming townhouse ticks all the boxes. Meticulously presented, the manicured gardens lead to your own private front and side courtyard garden. Once inside the light filled open plan design will impress with stunning timber flooring and clean white palate. The spacious living and dining area offer views out to the private garden and contemporary kitchen features stone benches, stunning cabinetry and quality stainless appliances. The generous master bedroom features a ceiling fan, walk-in robe and convenient ensuite, while the 2nd bedroom features ceiling fan and built-in robe. the central bathroom is combines with a laundry area with direct access to the remote garage. With features including open-plan design, modern kitchen and bathroom, gas ducted heating, reverse cycle cooling, quality flooring and window fixtures throughout this stunning townhouse will impress on first inspection!