

17 Manet Avenue, Grovedale, VIC, 3216



House For Sale

Monday, 28 October 2024

17 Manet Avenue, Grovedale, VIC, 3216

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Type: House



Yan Lin
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Matthew Roberts
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Spacious and Purpose-Built for High Returns

Expertly crafted by GJ Gardner Homes Geelong, this brand-new, steel-framed double-story residence is positioned on an elevated block, complete with a west-facing rear deck that captures stunning sunset views.

Designed for flexibility, it's ideal for multi-generational living or potential student accommodation (STCA), providing ample accommodation across two levels with six bedrooms plus a study, three bathrooms, a double garage, and additional off-street parking. This home maximizes space and functionality on its 333m² block (approx.), offering a seamless blend of style, comfort, and modern convenience.

Ground Floor:

- Features three spacious bedrooms serviced by a central bathroom, plus an additional powder room.
- An open-plan kitchen with a walk-in pantry flows to the living and dining areas, providing direct access to the deck with elevated views.
- Ducted heating, evaporative cooling, gas cooktop, and solar-boosted hot water ensure year-round comfort and efficiency.
- Includes a double-car garage with internal access via a spacious laundry, stone benchtops, stainless steel appliances, and elevated ceilings throughout for an inviting, airy ambiance.

First Floor:

- Four light-filled bedrooms, each with walk-in robes, provide privacy and space.
- The master suite boasts an oversized walk-in robe, an ensuite with double sinks, and premium fixtures.
- Two additional bathrooms feature quality finishes, step-in showers, and separate W/Cs.

Ideally situated, this property is a short stroll from Waurm Ponds Station, less than five minutes from the Ring Road, and close to Waurm Ponds shopping and entertainment precincts. With proximity to Grovedale West Primary School, Grovedale College, Christian College, Deakin University, and as a gateway to the Surf Coast, this home provides an unbeatable address for both lifestyle and investment potential—all backed by a builder's warranty for added peace of mind.

*All information about the property has been provided to Hayeswinckle by third parties. Hayeswinckle has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.