



Sold

654 sq. m

90 Church Street, Grovedale

As solid as a rock.

An exciting opportunity for small family, down-sizer, investor or first homebuyer!

90 Church St plenty appeal, on a 654m2 lot, this three-bedroom one-bathroom is liveable, functional, and in an ideal location.

The house has the foundations of a good-quality home – it is no frills and at the same time, everything anyone could need. A clean slate for whatever you need it to be.

What is appealing about this property is that it is lovely enough to move in as soon as you can and make it your own without spending a cent.

The brick exterior means low maintenance and great insulation. The large windows throughout offer bright and light living.

Each bedroom comes with built in robes and are close to the family bathroom and separate toilet. The family bathroom is completely functional.

The joint living and dining area could be something really special with some interior design research. Open space living offers so many things to a house – excellent

Sold : \$550,000

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airflow and light gained by not closing off each communal area, it encourages a more social lifestyle for the family and, With an open plan layout, you have the freedom to rearrange room configurations over time as your lifestyle changes. Keep cool in summer and warm in winter with air conditioning split system located in the living area.

The large yard and establish trees (with garden shed!) offer either a low maintenance lifestyle, or the garden of your dreams. Once upon a time, Grovedale was agricultural land. The hilly country and volcanic soil were ideal for orchards and vineyards, and the area became Victoria's largest wine-producing region. To this day, the soil is so fertile and you will notice some of the best vegetable gardens and fruit trees are in Grovedale and Waurm Ponds.

Regarding accessibility, the bus stops are all along Church St and Surf coast highway, meaning you don't need to drive if you want to avoid traffic into the CBD or down the coast to Torquay

Ideally Located:

1.5km walk to Leisurelink Aquatic and Gym, Waurm Ponds Shopping Centre

4km Deakin University – Geelong Campus

2.7 km Marshall Train Station

4.0km Waurm Ponds Station

10 minutes Geelong CBD

15 minutes to Torquay Beach

25 minutes to Barwon Heads

Call now to book a time with Jeremy to inspect!