



Sold

734 sq. m

1 Hartwick Court, Grovedale

Welcome to Hartwick Court

Afternoons in the backyard with the family, relaxing around the dining table in the morning sun, or friends over for movie nights in the spacious living room – these are just some of the 'living the dream' moments you can create in this charming 'forever' family home.

On a generous 734m2 block located in the tightly held Hartwick Court, this home has it all. Impeccably presented and spacious, the sunshine filters through the living area, offering a connection to the outdoor entertaining area – ample space for your friends and family to enjoy and to grow that luscious garden you have been dreaming of. Enjoy a relaxing BBQ in the backyard over summer; watching the sunset views over the rolling Barrabool hills. The backyard offers established fruit trees (lemon, cherry) a grapevine and never-ending leafy greens.

Main House Features:

**Sold : \$799,000 -
\$849,000**

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The house provides plenty of room to relax, with two generous living spaces for the family.

The combined kitchen and living area is the heart of the house. The large windows offer a bright and spacious space for daytime living and access to the backyard. At night, turn the log-fire gas heater on in the flick of a switch and relax with the family while cooking dinner. Make use of the solar panels and warm or cool the house with the split system AC/heating throughout the day, with little cost to the hip-pocket.

The kitchen offers a window view over the garden, gas cooking, ample cupboards and a BRAND-NEW walk-in pantry. Picture yourself having a permanently tidy kitchen-bench while being able to prepare your meals in the pantry.

The dining and entertaining area captures the morning sun and provides a beautiful entertaining space that can be closed-off to the rest of the house. A newly built study nook is part of the room but set away from the dining area – offering natural light and privacy to either work from home or get stuck into the bookwork once the kids have gone to bed.

There are four bedrooms that accommodate queen-size beds; each with built-in wardrobes and newly installed ceiling fans and lighting. Brand-new shade and blocker blinds adorn each room to maintain your privacy. The main bedroom has an ensuite (shower/basin/toilet) and the main bathroom (bath/shower/separate toilet) is spacious enough to accommodate the rest of the family or guests.

If security is a concern, you are safe here. The front automatic gate can be closed at night, the two-car garage has an automatic door and lockable hard-wood side door.

With ample back and front yard space; a garden shed; a large solar panel system – this place really has it all. PLUS, it is conveniently located within walking distance of everything you need!

Location

Across the road – Coolabah Park and playground

1.0 km to Grovedale West Primary School

1.4 km to Grovedale IGA, Kindergarten and Secondary school

1.5 km to Leisurelink Aquatic & Recreation Centre and Waurm Ponds Shopping Centre

Approx. 3 mins to Geelong Ring Road (to Melbourne or the Great Ocean Road)

Approx. 4 mins to Waurm Ponds train station (2km)

Approx. 10 mins to Barwon River, Highton

Approx. 15 mins to Geelong CBD

Approx. 18 mins to Torquay and Breamlea.

Approx. 20 mins to Barwon Heads

Approx. 23 mins to Avalon Airport

Approx. 1 hour to Melbourne