



9 Stratford Court GROVEDALE, VIC



4



3



2

## Exceptional Family Living

Exceptional family living in one of Grovedale's best court locations, this 4-bedroom, 3-bathroom home with study is situated on a generous 908m<sup>2</sup> (approx.) allotment. Offering lifestyle convenience in a desirable court-end position, this immaculately presented home presents fantastic versatility. Only 2.5km from Waurm Ponds Shopping Centre, and a stone's throw from community amenities, playgrounds, reserves, childcare and schools, it is tucked away from traffic, yet grants easy access to major routes to Geelong or the Surf Coast.

The well-planned double-storey design facilitates everything a family needs; indoor and outdoor space, privacy and comfort. Extensive glazing and high ceilings result in a light, bright residence. The ground floor and upper level decks capitalise on north sunshine. The large backyard has so much room for children and pets to play, and provides entertaining and recreation space, vegie gardens and a hen house. Substantial sheds complement the double carport, with secure rear covered parking for the caravan, boat or trailer. Opportunitie

**Price:** \$760,000-\$790,000  
**Property Type:** House  
**Land:** 908 m<sup>2</sup>

# HAYDEN

Hayden Real Estate **Bryan Hayden**

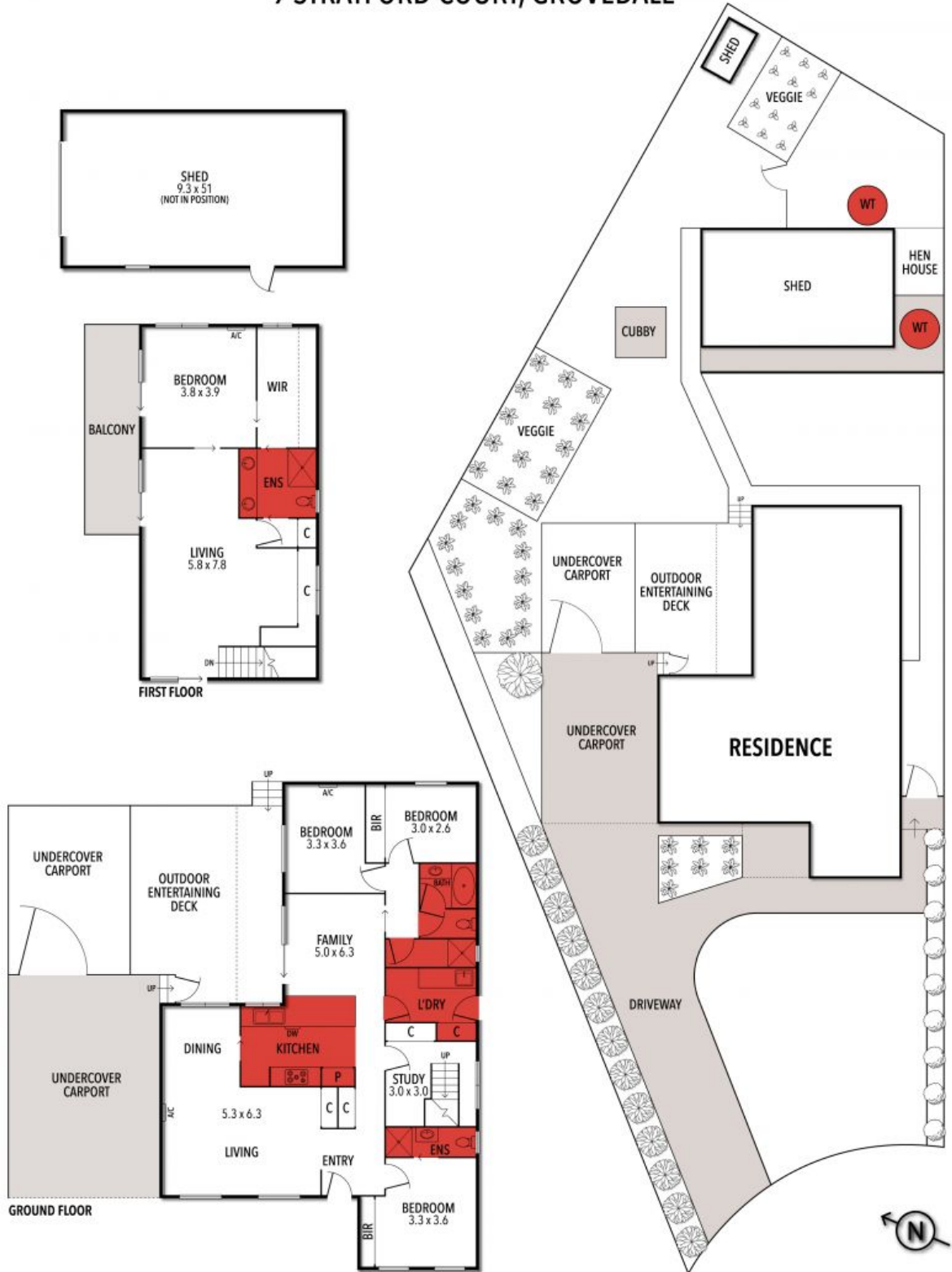
0417613250

**Torquay**

samh@hayden.com.au

bryanh@hayden.com.au

# 9 STRATFORD COURT, GROVEDALE



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.