



## 55 June St Adams Estate, Grantville



### WELCOME TO YOUR VERY OWN SANCTUARY!!!

There are things that matter when buying a property and location and appeal is at the top of the list. You can always later structure and appearance of a house BUT you can never change where your piece of land sits. This beautiful established 2,550sqm block with rear access out to the Conservation Reserve ideal for bushwalks, bike or horse riding is so appealing and is the epitome of tranquillity and peacefulness.

When arriving at the property you drive through an electric gate taking you up the concrete driveway to plenty of undercover parking with a high roofed carport ideal for caravan/boat or float plus an extra size double garage which has been lined out for utilising as a rumpus/games room if you choose. The residence has bay windows and wide sweeping verandas that wrap around to a large entertainment area with a bar, looking over the gorgeous gardens and which are home to a variety of native birds.

The home consists of:

- \* New modern kitchen with bay window looking out to Conservation Reserve.
- \* Good size meals area, split-system air conditioning.
- \* Formal lounge has large wood heater with brick feature wall & cabinetry shelving.
- \* 2<sup>nd</sup> living/family zone.
- \* Older style family bathroom with bath.
- \* Laundry with cupboard and bench space.

3 2 4 2,550 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2278
<b>Land Area</b>	2,550 m2

#### Agent Details

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#### Office Details

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\* Spacious master bedroom with split-system air conditioning & ceiling fan, walk-in-robe

\* Two remaining bedrooms with b/i/r/s.

Additional features include:

Large workshop/garden shed.

Mancave/teenager retreat.

2 gate access.

CCTV camera system.

Steel frame home on slab.

Mains water plus 2 tanks.

Plenty of storage.

Fully fenced and extra fenced off backyard area for pets.

This property is definitely a must to inspect and will definitely please the nature lovers. The Vendor has put many hours of love and labour into the gardens. Only 10 minutes to surf and safe swimming beach, school, kindergarten, doctors and local shops just a couple of minutes drive. Major shopping centre and Phillip Island approx. 20 mins. Everything you need and more to have a coastal and country lifestyle.

Disclaimer - We have obtained all information in this document from sources we believe to be reliable. However, we cannot guarantee its accuracy.

Prospective purchasers are advised to carry out their own investigations.

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