



## 7 Grove Street West , LITTLE GROVE, WA 6330

### Little Grove Light-Filled Living

This spacious, welcoming home in the leafy suburb of Little Grove will delight buyers appreciating plenty of options for play, family relaxation, and entertaining guests.

The well-maintained brick and tile property offers generous indoor and outdoor living spaces, with comfortable accommodation suitable for all age groups.

Its excellent location-just 12 minutes from town-makes it highly desirable for families, given its proximity to the coast for sailing, swimming and fishing, and a variety of outdoor activities in the nearby scenic National Park.

Set on a beautifully established block of 1020sqm, the home sits behind easy-care native gardens with a wide drive leading to a double garage, and ample guest parking.

Inside, it is light and inviting, with several living areas to choose from.

The focus of the home is an open-plan, air-conditioned family room and dining area, a comfortable space with the kitchen to one side.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P190342

**SALE DETAILS**

**Offers Above \$875,000**

**CONTACT DETAILS**

**Albany Real Estate**  
189 Chester Pass Road  
ALBANY, WA  
08 9842 7900

**Tommie Watts**  
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Off this room to the front is a carpeted lounge with a wood fire and windows on two walls taking in a lovely outlook onto the gardens.

Glass doors from the dining area lead into another impressive, air-conditioned living room, a huge multi-purpose space zoned into a games room, sitting area and TV lounge – sure to be a hit with active children.

And a paved patio under a pergola is a sheltered spot for relaxing in the warmer weather or cranking up the barbecue.

Back inside, the sizeable kitchen is complete with a dishwasher, gas stove and an abundance of cabinets and bench space.

The carpeted king-sized master bedroom at the front has a walk-in robe and the other three bedrooms are all doubles, two with robes.

These share the white bathroom with a bath, shower, vanity and toilet, and a second toilet off the laundry.

Native plantings in the beautiful back garden attract a variety of birdlife. Neat lawns are punctuated with lush garden beds and towards the boundary are several raised vegetable and herb planters.

There's a powered shed-workshop of about 5m x 6m as well as a garden shed, an area for composting and a rainwater tank.

This desirable home offers much more than meets the eye, and being set up for easy maintenance, it promises a leisurely coastal lifestyle without sacrificing good access to amenities.

#### Main points:

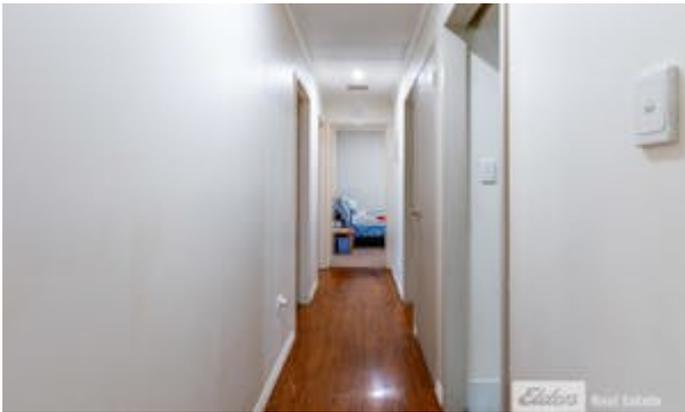
- Brick and tile family home
- 1020sqm block
- Desirable location 12 minutes from town
- Close to the coast, short walk to primary school, near general store and bus stop to Albany schools
- Air-conditioned, open family room and dining area
- Lounge with wood fire
- Big games room
- Paved patio area
- White kitchen with dishwasher, ample cabinetry, gas cooking
- King-sized master bedroom with walk-in robe
- Three double bedrooms
- White bathroom with bath, shower, vanity, toilet

- Laundry and second toilet
- Double garage, good parking
- Powered shed, garden shed
- Lovely gardens, natives, veggies, rainwater tank

Other features: Carpeted, Close to Schools, Roller Door Access

- Land Area 1,012.00 square metre
- Building Area: 219.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Double garage











FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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