



34 Grove Street West, LITTLE GROVE, WA 6330

Easy Living at a Classy Sanctuary

Privately located in a quiet, leafy street of Little Grove, this classy home presents as a modern, smart sanctuary and promises a relaxed lifestyle.

Built of brick and Colorbond with contrasting rendered feature panels, the home enjoys a peaceful outlook and a contemporary street presence.

Thoughtfully planned for modern living, it incorporates light-filled interiors and a functional layout suited to daily life and entertaining.

Positioned at the front, the carpeted lounge creates a peaceful breakaway space for family members.

Along the hall is the main, open-plan family room and dining area, a functional hub with the kitchen to one side.

A wood fire in a recessed fireplace and air conditioning ensure year-round temperature comfort in this bright space, where wide glass doors open onto a generous covered,

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TYPE: For Sale

INTERNET ID: 300P196711

SALE DETAILS

Offers above \$950,000

CONTACT DETAILS

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

Tommie Watts
0476 514 921

paved al fresco area, with a pull-down shade blind to regulate the breeze.

Finished in sleek white cabinetry with a dishwasher, five-burner stainless steel chef's stove, pantry cupboard and breakfast bar, the kitchen is a delightful workspace, kept clutter-free by a scullery tucked away around the corner for appliances and extra storage.

The king-sized main bedroom is carpeted and includes a walk-in robe and stylish en suite shower room, while the three family bedrooms are doubles, also carpeted and with built-in robes.

These are serviced by a beautifully designed main bathroom with a luxurious bathtub, a walk-in shower and vanity, and a separate toilet.

There's direct access from the double garage, which is big enough for two cars with good storage space besides.

In the fenced back yard on the 611sqm block, there's an area of lawn with low-maintenance native plantings and a garden shed.

In the sought-after suburb of Little Grove, the beautiful home is within easy walking distance of a very good primary school and buses to Albany's high schools.

A general store and fuel outlet are a short distance away, and 10 minutes' drive gets you to the city.

Meticulously presented throughout with quality flooring, tiling, décor and appointments, this is a home that delivers so much.

With its quality finishes and polished presentation, it brilliantly answers the demands of today's families.

Main points:

- Stylish, modern brick and Colorbond home
- 611 sqm block
- Lounge
- Open-plan family room and dining area with wood fire and air conditioning
- Paved, undercover al fresco area
- White kitchen with chef's stove, dishwasher, pantry
- Scullery
- King-sized main bedroom with en suite shower room, walk-in robe
- Three double bedrooms with robes
- Main bathroom with bath, shower, vanity

- Separate toilet
- Direct access to double garage with storage space
- Excellent presentation, quality enhancements
- Fenced back yard, lawn and garden shed
- Private position, leafy suburb 10 minutes from town
- Walk to primary school, near general store and fuel outlet

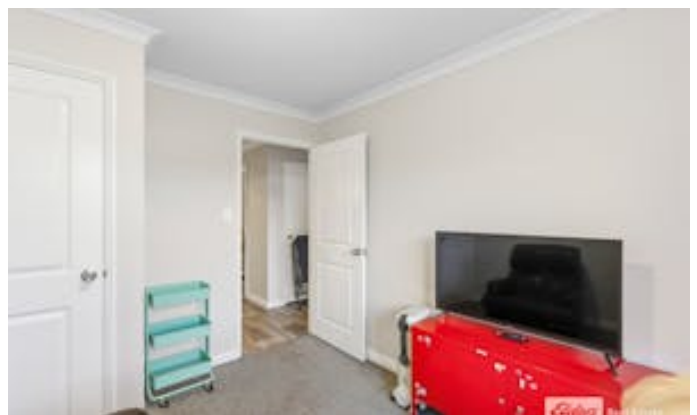
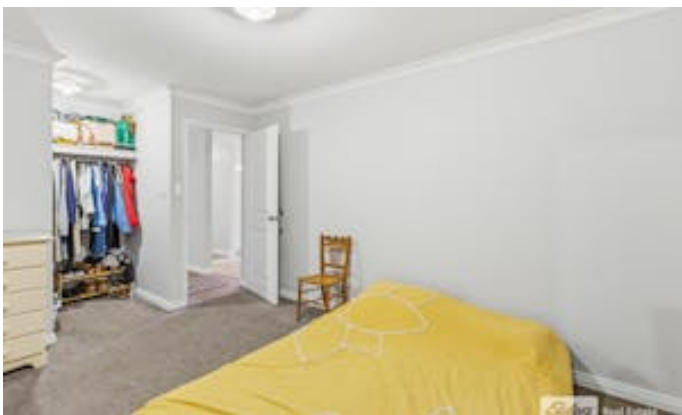
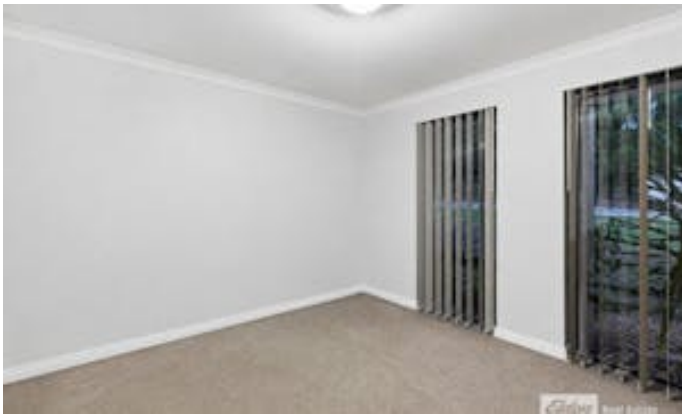
Currently leased until 19 December 2027, with the next rent review scheduled for December 2026.

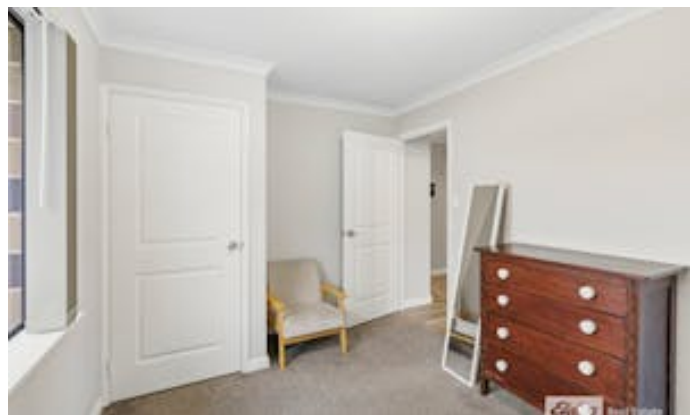
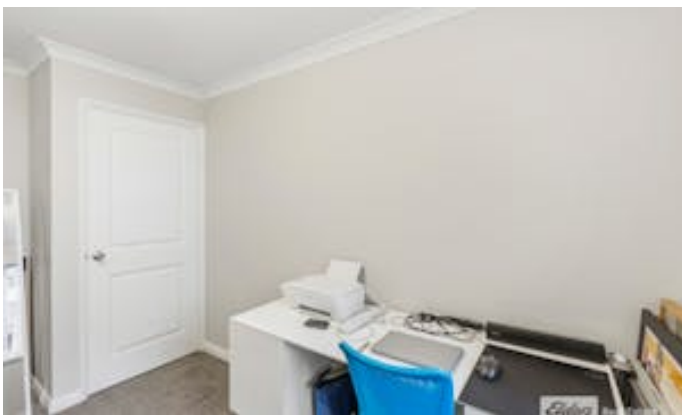
For further information regarding the tenancy, please contact Tommie Watts on 0476 514 921.

Other features: Carpeted, Close to Schools

- Land Area 611.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 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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