



# FOR SALE

## COASTAL CHARACTER AND CHARM!

Escape to coastal tranquility in this charming 3-bedroom home perfectly positioned on Tatiara Drive in the historic seaside town of Grantville. This welcoming residence offers the ideal blend of comfortable living and endless potential, making it perfect for families seeking a peaceful lifestyle change or investors looking for a solid opportunity in Victoria's thriving Bass Coast region.

Step inside to discover thoughtfully designed living spaces featuring built-in wardrobes for effortless organisation and year-round comfort provided by split system heating and air conditioning. The single bathroom services the home efficiently, while the generous lounge area creates the perfect space for family gatherings and relaxation after days spent exploring the coastal wonders that surround you.

The outdoor spaces truly set this property apart, offering multiple areas for entertainment and relaxation. The balcony provides elevated views and peaceful morning coffee moments, while the expansive deck creates the perfect backdrop for weekend barbecues and family celebrations. The dedicated outdoor entertainment area seamlessly extends your living space into the garden, and practical shed storage ensures all your coastal equipment and tools have their place. Set on a generous 617 square meter block, this property offers space to grow, play, and potentially expand, while still maintaining the low-maintenance appeal that busy families appreciate.

This thriving community of over 1,000 residents enjoys the perfect balance of small-town charm and essential amenities, with the monthly variety markets on the first Sunday creating a wonderful community atmosphere that brings neighbours together. With Coles and further specialty stores coming soon to complement the existing amenities.

- Historic jetty and foreshore perfect for fishing and boating, only 5 minutes' walk.
- Adventure playground for family fun.
- Local boat ramp providing easy water access.
- Maru Wildlife Park featuring native Australian animals.

Daily conveniences are never far away, with Grantville's main strip offering everything from fresh bakery goods to essential groceries at the local Foodworks. The town's commitment to community is evident through its 24-hour ambulance service, volunteer fire brigade, and the convenience of a Bendigo Community Bank branch. Medical facilities and a seven-day

3 BED | 1 BATH | 3 CAR

PRICE:  
\$549,000

OPEN FOR INSPECTION:  
N/A



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approx. 109sq -918m<sup>2</sup> (including garage and alfresco porch and balcony)  
\*While every precaution has been taken to verify this information, it does not constitute any representation by the agent or vendor\*.

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.