





## Abervale

## For Sale

\$495,000

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34 Sapphire Loop - Grovedale - VIC

 72 m<sup>2</sup> Floor Area

### More Living, Less Upkeep

Enjoy fresh, low-maintenance living in this light-filled home at Abervale Village. Featuring spacious open-plan interiors, a large kitchen with excellent storage, and a peaceful garden outlook, the home is designed for easy everyday comfort. Ideally positioned just moments from village amenities, cafés, social spaces, and resort-style facilities, it offers the perfect balance of independence and connection. Located in leafy Grovedale with easy access to the Great Ocean Road and Melbourne, this is relaxed retirement living with everything close at hand.

### Amenities

-  Built-ins
-  Modern Kitchen
-  Single Lock Up Garage



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\*Photographs are for illustrative purposes. Some images may depict items not provided by Keyton within the units such as furniture and other decorative items.

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Internal Living	98 m <sup>2</sup>
Pergola	12 m <sup>2</sup>
Porch	4.1m <sup>2</sup>
<b>Total Area</b>	<b>114.1 m<sup>2</sup></b>

This is an indicative floor plan that may vary according to home location within the village/resort. The information, dimensions and specifications on this floor plan are believed to be correct but is not guaranteed and may change without notice. Any illustrations are an artist's impression only and subject to change. Keyton gives no warranty concerning the accuracy of the material or information displayed in this brochure and all such warranties (whether implied or otherwise) are excluded to the extent permitted by law. Prospective purchasers should make their own enquiries.