

# 1/13 Sandpiper Court, Ocean Grove, Vic 3226

## Townhouse For Sale

Wednesday, 6 March 2024

1/13 Sandpiper Court, Ocean Grove, Vic 3226

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 547 m2

Type: Townhouse



Dan Halsey  
0493776724



Toby Lee  
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**\$880,000-\$950,000**

The Feel: Celebrating the natural beauty of its serene coastal setting, this architecturally designed hideaway embodies a wonderfully relaxed ambiance with its bright, open layout, seamless indoor-outdoor integration, and easy-care landscaped gardens. With 3-bedrooms plus designated study there is more than enough room for the growing family, while weekenders, downsizers and investors will appreciate the home's outstanding lock-and-leave functionality. Set back from the street with north-facing alfresco deck immersed in leafy privacy, the home's highly sought after 'bird court' address is also just a short stroll to the primary school, town centre, and Blue Waters Lake.

The Facts:- Architect-designed 3-bedroom + study home, cocooned in leafy serenity in coveted Old Ocean Grove-Low-maintenance surrounds cater to ideal lock-and-leave getaways or laid-back permanent living-Open plan living hub is revealed upon entry, where raked ceilings enhance the generous sense of space-Presiding over the space, a well-appointed kitchen features large breakfast island, full suite of appliances & generous WIP-Expansive glazing & timber flooring creates wonderful connection with the home's natural surrounds-Direct access to a north-facing deck enables superb alfresco living/dining, backdropped by the sounds of local birdsong-Considered detailing including raked ceilings & custom cabinetry is continued throughout the home's 3 bedrooms-Main bedroom with WIR & access to the two-way bathroom, minor bedrooms with BIRs-Full family bathroom + 2nd WC for added convenience-A designated study provides an ideal work-from-home space or lockable storage area-Ducted heating & split system heating/cooling enable seasonal comfort-An abundance of storage space features throughout the home-Lockable under-house storage - perfect for bikes, surfboards & tools-Bird-attracting native plantings feature prominently throughout the low-maintenance landscaped gardens-10-panel solar energy system & 2100L rainwater storage enhance sustainability-Single car port, garden shed & outdoor shower are among the additional practical inclusions-Highly-prized & tightly held Old Ocean Grove court setting, defined by leafy surrounds & sense of tranquillity-Superb family location within walking or riding distance of Ocean Grove Primary School, Blue Waters Lake, and town centre-Ideal downsizer, holiday hideaway, or investment opportunity with a proven history of short-term rental returns

The Owner Loves...“This home comes with a genuine feeling of a permanent holiday lifestyle. The north-facing deck acts as a second living area where you're immersed in natural tranquillity. We also love the location, and being able to walk to the lake, the beach, and the main street.”\*All information offered by Bellarine Property is provided in good faith. It is derived from sources believed to be accurate and current as at the date of publication and as such Bellarine Property simply pass this information on. Use of such material is at your sole risk. Prospective purchasers are advised to make their own inquiries with respect to the information that is passed on. Bellarine Property will not be liable for any loss resulting from any action or decision by you in reliance on the information.