

**1/3 Wyatt Street, Ocean Grove, Vic 3226**

**HAYDEN**

**House For Sale**

Tuesday, 21 November 2023

1/3 Wyatt Street, Ocean Grove, Vic 3226

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 417 m2**

**Type: House**



Lynley Bassett



Penny Dawson  
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**\$1,150,000 - \$1,200,000**

This classic single-level townhouse, nestled in the charming Old Ocean Grove, offers a delightful and convenient coastal living experience. Situated on its own title with no Body Corporate, this 417m<sup>2</sup> allotment provides a sense of independence and ownership. The North-facing rear aspect ensures plenty of natural light throughout the day and a private garden with decking areas and tree screening offers a tranquil outdoor space for relaxation and entertainment. Masterfully constructed by Dow Constructions and having had only one owner, this residence exudes quality and care. It boasts three double bedrooms, each equipped with built-in or walk-in robes, providing ample storage space for all residents. Two well-appointed bathrooms include a second toilet that serves as a convenient powder room. The interior is thoughtfully designed, featuring an internal courtyard and light well, along with a cosy second sitting area, perfect for quiet reading moments. The spacious north-facing living area is flooded with natural light, thanks to expansive glazing and two sets of sliding doors that open onto the backyard courtyard, seamlessly merging indoor and outdoor spaces. The kitchen is timeless, adorned in never-dating white on white, and equipped with stainless steel appliances, dual ovens, generous bench space, and a walk-in pantry. It flows seamlessly into an open living area, creating a sociable hub for dining and entertainment. For added convenience, this property offers a double remote garage with internal access, ensuring secure and hassle-free entry to the home. All year comfort is ensured with ducted central heating, ceiling fans in bedrooms, and reverse cycle air-conditioner/heating in the main living area. With its easy flat living layout, this townhouse is perfectly suited for those seeking a low-maintenance lifestyle in the heart of Old Ocean Grove. It's ideally located, approximately 500 meters from the main shopping centre, making daily errands and leisurely outings a breeze. Don't miss the opportunity to make this wonderful residence your own and experience the coastal charm of Old Ocean Grove.