

# 1/79 Orton Street, Ocean Grove, Vic 3226

## Sold Unit

Thursday, 13 June 2024

1/79 Orton Street, Ocean Grove, Vic 3226

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 299 m2**

**Type: Unit**



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## Contact agent

**The Feel:** Located just a stone's throw from the surf beach, Terrace shopping precinct and Barwon River in a two-unit allotment, this brick-veneer property is perfectly suited to first homebuyers, downsizers or savvy investors. Neatly presented and low maintenance, the property offers an open plan kitchen and living room with split system AC, 3 bedrooms with built-in robes, plus a bathroom, laundry and tandem lock up garage for off-street parking and storing all your beach paraphernalia. This charming home has an enclosed sunny courtyard, offering effortless transition to private alfresco entertaining, all in an exceptionally central and convenient locale.

**The Facts:** -Centrally located to The Terrace main street shopping & only 300m to the surf beach! -Single level brick veneer unit with sunny front veranda & rear courtyard -Freshly presented unit comprises 3 bedrooms with built-in robes -Neat, serviceable kitchen with ample storage, electric wall oven & cooktop -Sunny meals area & adjoining living room with split system heating and cooling -Central bathroom with shower, vanity & separate toilet -Remote-controlled tandem garage with direct access to fenced rear courtyard -Low maintenance and easy-care living with neat concrete driveway -Versatile opportunity for those looking to invest, downsize or holiday let -Easy stroll to popular eateries, shops, public transport, river & beach - all within moments of home

**The Owner Loves...** "Walk to the beach for a surf or go fishing on the Barwon at sunset... Stroll to the Bowls Club or The Terrace for a great meal and leave the car at home. There are so many advantages to life here, with low-maintenance upkeep that leaves more time for the activities that are literally on your doorstep!"

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