

1/91 The Avenue, Ocean Grove, Vic 3226

Townhouse For Sale

Friday, 18 August 2023

1/91 The Avenue, Ocean Grove, Vic 3226

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 168 m2

Type: Townhouse



Dan Halsey
0493776724



Kate Lane
0352543100

Quoting \$1,450,000

The Feel: An exceptional lifestyle offering that combines architectural design, luxury detailing and sensational positioning, this magnificent 3/4 bedroom townhouse is the perfect option for those desiring sophisticated and ultra-convenient beachside living. Artfully designed to complement its coastal setting, the home comprises a flexible floorplan across two considered levels, highlighted by high-end finishes and considered proportions. Set in a coveted location, just footsteps from the vibrant heart of town, this is a rare opportunity to live a coveted seaside lifestyle in contemporary luxury.

The Facts: - Brand new, contemporary townhouse offers unparalleled inner village luxury and lifestyle excellence - The outstanding development is the proud collaboration of MILA Development Group, Archsign, Clancy Construction, Rappel Design Studio, Beers Interiors & Design, and DSB Landscape Architects - Nestled in the heart of Old Ocean Grove, the coveted location places you on the doorstep of town centre shopping, cafes and restaurants - leave the car at home! - Characterised by vertical cladding, timber screening & hooded windows, the façade sets an impressive street presence while maintaining a connection with its coastal surrounds - The home opens to reveal a magnificent entry with feature staircase & designer lighting, setting the tone for the luxury and considered detailing beyond - Showcasing high-end quality across 2 levels, the home comprises a flexible 3/4 bedroom & 1/2 living floorplan - 3 bathrooms and a dedicated study space add to the everyday functionality - Set beneath a high vaulted ceiling, the open plan kitchen, living & dining space is the social heart of this entertainer's home - Inbuilt Lopi feature fireplace with stone plinth creates a serene focal point and relaxed ambience - Oversized sliding glass doors provide a seamless transition to a private, landscaped courtyard; ideal for easy entertaining or relaxed living - Luxuriously appointed kitchen has been designed with both form & functionality in mind, featuring prestige grade, subtly textured Carrara-look stone benchtops & quality joinery - Culinary considerations include pyrolytic multi-function 900mm oven, 700mm induction cooktop & integrated dishwasher - A 2nd living space, zoned to the upper level, offers a private space to retreat - Understated & indulgent, bedrooms boast generous full-height BIRs, feature bulkheads & soft, pure NZ wool loop-pile carpets - All 3 timber & stone adorned bathrooms are a statement in refined elegance, featuring large format premium Signorino Italian porcelain tiles & luxury fittings - Zonable reverse cycle electric heating & cooling is integrated into every room of the home - En pointe interiors feature textured finishes in neutral hues & 240mm wide European Oak flooring, catering to a fresh & modern coastal aesthetic - Secure double garage is future-proofed, including provisions for installation of an electric vehicle charging station - Home is also pre-wired for solar panels & battery - Generous storage to conveniently house recreational & beach-day equipment - Double glazed windows & doors throughout - Outstanding lifestyle setting is opposite Ocean Grove Park where open spaces, walking tracks & a community playground provide endless recreational delights - Partake in Sunday markets, days by the beach, cafes, shopping, eateries, golf & Blue Waters Lake

The Owner Loves... "This home draws its inspiration from its stunning seaside surrounds, merged with an inspired contemporary vision and luxurious appointments. The result is a property of exquisite quality and lifestyle excellence that celebrates this vibrant coastal setting." *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.