

# 11 Sandpiper Court, Ocean Grove, Vic 3226

## House For Sale

Tuesday, 26 December 2023



11 Sandpiper Court, Ocean Grove, Vic 3226

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 689 m2

Type: House



Liam Rock  
0352582833



Wayne Wrigley  
0418727261

**\$1,550,000 - \$1,700,000**

Beautifully positioned to engage with the surrounding auditorium of nature, privatised by mature gum trees and an enviable quiet court location, this exceptionally well designed home evokes an automated sense of calm and welcome upon entry. Highlighted by a delightful north facing backyard shrouded in established trees and immaculately landscaped gardens, amplifying entertaining and relaxation space while encouraging outdoor connection. Spread out across two levels of contemporary style, this expansive home has everything you require - and more - to settle into an enviable coastal lifestyle in one of Ocean Grove's most preferred locations. Quiet court positioning gifts your family peace, quiet and the luxuries of street play with no through traffic, along with the convenience of the village centre and stunning beaches accessible on foot. The lower level occupies a sun infused open plan living area, home office, capacious master suite and practical amenities; with upstairs highly functional for a childrens or guest quarters, complimented by a secondary living space. Thought to lifestyle and flexibility is evident throughout the entire home. Hydronic slab heating, reverse cycle air conditioning, ducted vacuuming, double glazed windows and ceiling fans prioritise interior comfort; with established fruit trees, irrigated gardens highlighting eco sensitivity across the exterior. Additional features include a double lock up garage, further off street parking, 5KW Solar System, hydronic heated towel rails, ceiling fans and individual thought to design. - Exceptional eco friendly home in idyllic position- Lower level living infused with natural light and north sun- Two stories, accommodating your growing family with ease- Understated style with all interior comforts considered- Designed to sit as one within the natural environment- Fully established, landscaped and ready to occupy