

# 119A The Avenue, Ocean Grove, Vic 3226



## House For Sale

Thursday, 25 January 2024

119A The Avenue, Ocean Grove, Vic 3226

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 408 m2**

**Type: House**



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## \$2,100,000 - \$2,300,000

Defined: Promoting a lifestyle of unparalleled luxury and relaxation in the very centre of "Old Ocean Grove", these two brand new architecturally designed townhouses are presented to the market individually for sale - demonstrating all there is to love about quality construction and amplified thought to design. Heightened vaulted ceilings, warm natural oak timber floors and lavish fixtures and fittings throughout immediately catch the eye, with four bedrooms, two living areas and a home office offering all the space you require across two cosmopolitan levels of distinct opulence. Hand crafted with a focus on attention to detail and site placement allows privileged connection to the outdoors, where days will be whittled away with family and friends, indulging in your mineral swimming pool and embracing an enviable alfresco lifestyle. These homes offer versatility as a permanent family residence, an indulgent holiday house or equally suitable for retirees looking to benefit from a low maintenance allotment without compromising on interior space. Forever appreciate the short, flat stroll to the town centre, indulging in the plethora of cafes, restaurants, beaches and retail temptations.

Considered: Kitchen - Open plan kitchen with stone bench tops, high end cabinetry, 15mm natural oak overlay flooring, brushed brass handles and tapware, Carysil granite double under mount kitchen sink, Siemens Pyrolitic oven and induction cooktop, tiled splash back, feature pendant lighting, downlights & expansive walk in pantry, 600mm Bosch integrated dishwasher, 40mm stone benchtops, soft close drawers and doors, Living/Dining - Large, brightly lit living and dining area, 15mm natural oak overlay flooring, raked ceilings, downlights, linen sheers, split system air conditioning, bespoke joinery, sliding doors opening up onto outdoor entertaining and pool area, hydronic heating, windows and external doors square set plaster reveal, coastal interior palette, staircase with matching nosing and handrail and wall lighting to staircase. Second Living/Rumpus - Wonderfully spacious with ocean glimpses, raked ceiling, natural wool carpet, ceiling fan and nearby daybed for relaxation Home Office - Fully fitted with custom made joinery and overhead shelving, downlights, 15mm natural oak overlay flooring, highlight window and upstairs privacy Master Suite - Stunning spacious master bedroom with walk in wardrobe, natural wool carpet, large double glazed windows, linen sheers, downlights, luxury ensuite bathroom with feature tiling, rainhead shower, timber vanity with beautiful lit arc mirrors and toilet Additional Bedrooms - Natural wool carpet, downlights, ceiling fans, highlight window & all with built in robes Main Bathroom - Ultra stylish bathroom with ceramic tiles, timber vanity with stone benchtops, brushed brass tapware and mixers, fixtures & fittings, rainhead shower, stunning back lit arc mirrors, free standing bath, in wall toilet cistern with closed couple toilet pan and soft close seat, round slimline white above bench vanity basins, floor to ceiling tiles in bathroom and ensuite shower. Outdoors - Private and sunny backyard enjoying north orientation, undercover entertaining area with built in Beefeater bbq, rangehood and Terrazzo tiled splashback, inground mineral swimming pool, low maintenance synthetic turf, fully landscaped gardens, double lock up garage, 8kw solar, Tesla charging port, Colorbond roof, swimming pool with salt chlorinated fibreglass, Astral Automated cleaning system, LED pool lighting, Vortex Pro Heat Pump System, fully paved perimeter with 12mm glass fencing. Close by facilities - Town centre, beach access, Ocean Grove Primary School, Bellarine Aquatic Centre, Bellarine Secondary College, Ocean Grove Preschool, Ocean Grove Park, Barwon Heads & public transport Mod cons - Aluminium double glazed Argon filled windows, all opening doors and windows with fly wires (excluding front door), all windows and external doors square set plaster reveal, motorised tilt panel door to garage with 2 X remote, solar PV system (6.7KW Solar power system), brushed brass tapware and mixers, round slimline white above bench vanity basins in bathroom, floor to ceiling tiles in bathroom, increased internal door heights, motorised blinds, 5000 litre water tank, instantaneous natural gas hot water service, heating natural gas hydronic with 2 zones to upper and lower levels, Immergas heating system with De Longhi panels, Daikin refrigerated split system units to lower and upper floors, pool being 4.0 X 2.8 Mineral Salt fibreglass, Astral Automated cleaning system, LED pool lighting, Vortex Pro Heat Pump System, fully paved perimeter with 12mm glass fencing.\*

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