

# 120 The Terrace, Ocean Grove, Vic 3226



## Sold House

Saturday, 2 December 2023

120 The Terrace, Ocean Grove, Vic 3226

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 817 m2

Type: House



Wayne Wrigley  
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Liam Rock  
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**\$2,350,000**

Prepare to be swept off your feet by dazzling views sweeping from Port Phillip Heads to the Barwon Heads Bluff at this sensational property in the heart of Ocean Grove. Gifted with a spacious three-bedroom home set across two levels, the property also offers a self-contained unit all set on a spacious 816 sqm (approx.) allotment. Entirely charming as it is, there's no denying that the property offers enormous development potential with Residential Growth Zoning providing the ability to build up to 10.5 metres (STCA). Held by one family for 45 years, the home has been lovingly maintained and cleverly designed to capitalise on both functionality and location. As you ascend the staircase to the light-filled living/dining area, prepare to be 'wowed' by floor-to-ceiling windows framing ever-changing views of the ocean. Cosy up indoors to watch the ships pass by or move onto the balcony for some fresh air, perfect for entertaining. All three bedrooms are well equipped with built-in robes while two bathrooms and a separate ground floor lounge make family living a breeze. Nestled in the rear yard, the fully self-contained two-bedroom unit offers enormous flexibility as a guest suite, kids retreat or rental opportunity. Low-maintenance gardens surround the home alongside lawn and established fruit trees while hydronic heating and split system heating/cooling provide year-round comfort. The double garage, extended driveway and additional carport offer plenty of space for parking cars and toys. This ideal central location is an easy stroll to the beach for a refreshing dip or take a flat 400 metre walk to the town centre with its bustling cafes, restaurants and shopping options. Whether you enjoy this delightful property as it stands, create your dream home with some modern updates or take advantage of this outstanding development opportunity, this sensational property is not to be missed. - Breathtaking 180-degree ocean views from Heads to Bluff.- Open plan living/dining and large balcony for entertaining.- Self-contained two-bedroom unit separate to the main house.- Development potential with Residential Growth Zoning (STCA).- Hydronic heating, split system cooling and car/toy parking.- Magnificently located a short walk to beach and town centre.