

**136 Orton Street, Ocean Grove, Vic 3226**



**House For Sale**

Tuesday, 19 March 2024

136 Orton Street, Ocean Grove, Vic 3226

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1698 m2**

**Type: House**



Aaron Jones  
0403664428



Candace Smith  
0437333349

**\$4,650,000 - \$4,850,000**

There is no finer feeling than meeting Mother Nature at her front door. Positioned in one of Ocean Grove's most covetable enclaves privy to only a select few, absolute dune frontage and exclusive beach access prevail here at this elite coastal property, steps from the sand. Designed to optimise privacy within its prestigious placement, this beautifully executed modern-day beach house bunkers quietly at one within the surrounding native landscape, inducing an unrivalled feeling of serenity, and confidence in knowing that dreams do come true. A central pavilion accommodates the open plan kitchen, meals and living zone, neighboured by an effortless merge to outdoor entertaining decks on both the north and south elevations. Choose your destination - bask in the sunshine while entertaining family and friends, or quietly retreat and be lulled into relaxation by the soothing sounds of the sea. 5.5 metre ceilings and highlight glazing confirm natural light is projected throughout the interior; with cross ventilation ensuring passive solar benefits are felt year round. An impressive designer kitchen showcases high-end Smeg appliances, concrete benchtops, built-in mini bar, integrated dishwasher, and breakfast bar/servery opening out via stacking bi-fold windows to oversee the Tea Tree and sand dunes. Spotted Gum decking and sleek timber flooring complement the natural environment. Downtime is catered for within the spacious bedrooms, all three with ensuite/bathroom access, and the primary retaining the luxury of a walk through dressing room with concealed built-in robes. The second lounge fringes the dunes, complemented by custom joinery, a gas log fire and the priceless panoramic sound of the ocean. Additional assets include reverse cycle heating and cooling, outdoor shower, outdoor kitchen with plumbed water and gas, custom joinery throughout, fire pit area and a double lock up garage with workshop space. This superior position allows your toes to touch the shoreline in minutes, with stunning stretches of beach and established walkways linking you to Ocean Grove, Point Lonsdale and Barwon Heads. Exclusively private and peaceful, you will feel worlds away from anywhere yet you are just a six minute walk to the village centre. A privileged property to call home, an indulgent holiday house on the beach, or a luxury Airbnb with outstanding income potential (STCA). Nothing compares.