

# 15A Heath Close, Ocean Grove, Vic 3226

## Sold Townhouse

Friday, 11 August 2023

15A Heath Close, Ocean Grove, Vic 3226

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 470 m2

Type: Townhouse



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## Contact agent

The Feel: Discover true seaside bliss in this striking residence, where modern sophistication marries coastal luxury in a privileged cul-de-sac location. Flawlessly designed and meticulously executed, this as-new builder's own home instantly impresses with its charred timber exterior while beautifully curated interiors are highlighted by burnished concrete floors and a lofty cathedral ceiling. An innovative floorplan effortlessly transitions to the north-facing rear yard where outstanding use of the 467sqm (approx.) allotment creates a genuine connection to the peaceful surrounds, all within easy walking distance of cafes, restaurants, sporting facilities and beaches.

The Facts: -As-new custom townhouse, expertly executed by Avery Constructions-Own title- no owners corp costs-Flat 1.2km (approx.) walk to town centre-supermarket, cafes, boutiques-Efficient floorplan incorporates 3 bedrooms, 2 bathrooms & 2 light-filled living spaces, while minimising its footprint-Introduced via an electronic gate with intercom system, the home's handsome charred timber façade instantly hints at the considered design beyond-Upon entry, minimalist luxury is displayed through the open-plan family domain where a soaring cathedral ceiling enhances the sense of space & light-Designed around an ideal northerly orientation, expansive sliding glass introduces a serene outdoor oasis accessible from living area, lounge & main bedroom-Stone-topped kitchen features a breakfast island & a host of quality appliances including 900mm pyrolytic oven & induction cooktop, filtered water system & custom 2PAC cabinetry-Zoned 2nd living room is an ideal parents' retreat or kids' haven-Master bedroom suite includes fully fitted WIR & ensuite, while 2 additional bedrooms come with mirrored BIRs-Quality & style are continued through luxe bathrooms, with custom Blackbutt timber floating vanities, Concrete Nation basins, floor-to-ceiling tiling, walk-in showers & sleek gunmetal grey fixtures & fittings. Freestanding bath to main bathroom-Clever use of space includes study nook with Blackbutt timber desk/shelving & Euro laundry-Burnished concrete floors to main traffic areas + luxe wool carpets to bedrooms-Reverse cycle heating & cooling can be zoned according to your needs-Ample off-street parking via DLUG with rear roller door for parking the boat/trailer + long in-line gated driveway-Garage is fitted out with a home office and loft storage space-Additional quality features: high ceilings with raised doorways, double glazing throughout, custom rebated door jambs, square-set corning, Luxaflex window furnishings, keyless entry, hot & cold outdoor shower, Silvertop Ash decking

The Owner Loves...."Once you pull into the driveway, you are tucked away in your own private piece of paradise, secluded from the everyday hustle and bustle. That sense of peacefulness and privacy makes it feel like you are on holidays all year round."\*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.