

# 19/19 Lake Avenue, Ocean Grove, Vic 3226



## House For Sale

Thursday, 17 August 2023

19/19 Lake Avenue, Ocean Grove, Vic 3226

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 530 m2**

**Type: House**



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**\$1,100,000 - \$1,200,000**

With the Lake Avenue Reserve comprising the entire eastern boundary, this private family home enjoys a calming position surrounded by trees and coastal bird life within walking distance to local cafes, the Barwon River and Blue Waters Lake Nature Reserve. A great option for families of all sizes, this home offers three bedrooms, a fourth bedroom or home office, and multiple living spaces in a relaxed layout over two levels. With flowing views through the house from the front door to the sparkling pool outside, hardwearing bamboo flooring and wide windows throughout create a welcoming aesthetic. A sun-drenched lounge in the middle of the home has an unbroken view of the neighbouring parkland, and the family zone at the rear has stunning northerly views of the pool. The more relaxed family living area lies adjacent to the spacious dining, and the open plan design includes a kitchen with a user-friendly C-shape layout. The breakfast bar and servery are practical and updated appliances include a freestanding five-burner gas cooktop and oven, rangehood and dishwasher. Through glass sliding doors lies a new covered deck with timber BBQ zone overlooking the pool - perfect for outdoor entertaining in the summer months. This north-facing area benefits from a stunning sense of space thanks to the property standing alone on the block, surrounded on two sides by a laneway and the other by the nature reserve. A downstairs utility area includes laundry, powder room and internal access to the single lock-up garage. Generous family accommodation on the second level includes a north-facing master suite with a large walk-in robe and ensuite with corner spa bath. Two queen size bedrooms with substantial built-in robes share a lovely central bathroom with a deep family bath, shower and separate toilet. A third living area at the top of the carpeted stairs is a flexible rumpus area or kids' playroom with access to a timber-lined balcony. This property has seen recent external updates including low maintenance planting, new fencing and additional car parking spaces. Other new additions include an enormous 13.8kW solar system and an electric heat pump for the pool - designed to heat the pool using the sun's energy, resulting in near-zero quarterly electricity bills and both still under warranty! A sensational option in an ideal location for families, this low-maintenance home is close to some of the most popular drawcards of the Bellarine Region, and leaves plenty of time to enjoy everything that its coastal location has to offer. - Sensational location adjacent to Lake Avenue Reserve - Multiple living zones and relaxed open plan kitchen/meals - Secluded north-facing pool with sundeck - Three large bedrooms plus fourth bedroom or home office - Single lock-up garage with internal access - Walking distance to Barwon River, Blue Waters Lake