

# 1B Kestrel Place, Ocean Grove, Vic 3226

## Townhouse For Sale

Friday, 19 April 2024

1B Kestrel Place, Ocean Grove, Vic 3226

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 262 m2

Type: Townhouse



Toby Lee  
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**\$1,275,000-\$1,350,000**

The Feel: Radiating contemporary designer sophistication amongst the natural beauty of leafy Old Ocean Grove, this striking architectural residence shines with its high-quality finishes, relaxed coastal style, and effortless functionality. An exciting prospect for families, weekenders, and downsizers alike, the dual living home has been custom designed to deliver generous spaces and optimal comfort across two open and airy levels. Facing north, bathed in sunshine, and capturing a picturesque outlook over the surrounding treetops, it ticks every box for laidback, low-maintenance living, providing the perfect antidote to a busy modern lifestyle.

The Facts: -Contemporary 3-bedroom home, custom designed to enhance everyday life -Spacious ground floor master bedroom suite provides privacy & comfort -Peacefully positioned within one of Old Ocean Grove's coveted 'bird courts' -Meticulously constructed by acclaimed Cromer Builders to the considered design of local architectural studio Freehand Projects -Characterised by its Silvertop Ash cladding, the façade sets an impressive street presence -Interiors echo the warmth of the exterior as high ceilings, a classic neutral palette & solid timber flooring frame the 2-storey floorplan -A wash with northern light, the ground floor open plan living & dining zones bring everyone together -A raked ceiling creates an enhanced sense of space & refinement -Sliding glass doors flow to an alfresco deck, the perfect spot to relax with your morning coffee -Luxurious finishes flow to the kitchen with its stone benchtops, streamlined joinery & V-groove panelling -Quality European appliances include double oven, 5-burner cooktop & semi-integrated d/w -Making best use of space, a large WIP is accessed via a cleverly concealed walk-through laundry -With direct access to a north facing deck, it also comes equipped with walk-through robe & sky-lit ensuite -Upstairs is zoned for children/guests with 2 further bedrooms, central bathroom, study nook & living room -A treetop outlook provides a picturesque backdrop, including from the elevated deck -Convenient powder room services the ground floor -Additional quality appointments: double glazing, hydronic heating, reverse cycle a/c, double roller blinds -SLUG with in-line driveway for off-street parking + convenient storage shed -Set across a 262sqm (approx.) site with minimal maintenance required -Leafy court location offers a safe, community-minded lifestyle with easy access to childcare & kindergarten (500m), and Ocean Grove Primary School (750m) -Public transport is around the corner, while town centre shopping & dining is just 1km from your door -Mere moments from Ocean Grove's key lifestyle assets including world-class surf beaches, the Blue Waters Lake & Barwon River

The Owner Loves... "From its sunny, open spaces to its beautiful treetop backdrop, this home combines all the elements of relaxed coastal living with low-maintenance attributes that leave you with more leisure time to enjoy in this fabulous part of the Bellarine." \*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.