

**2/18 Bell Street, Ocean Grove, Vic 3226**

**HAYDEN**

**Unit For Sale**

Tuesday, 5 September 2023

2/18 Bell Street, Ocean Grove, Vic 3226

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 345 m2**

**Type: Unit**



Hugh McKewan  
0417538779



Penny Dawson  
0448510200

**\$975,000**

Positioned in a stellar location, this private, two storey townhouse offers incredible convenience and a low maintenance lifestyle for buyers keen to be within a wood shot of the Ocean Grove Golf Club and walking distance to shops, the Barwon River and Blue Lake. Built with a sun drenched aspect, the ground floor of this four bedroom home is an easy, flowing floorplan that includes a smart, stone topped kitchen with 900mm freestanding Smeg cooker and rangehood, plenty of storage and pantry space along with a handy laundry room that offers access to the double lock up garage. Timber floating floors through the ground floor add a casual touch and there's ducted heating along with split systems for climate control. The social lounge and meals space opens to the covered alfresco dining area, set within a private garden that also includes veggie boxes and low maintenance succulents set within a landscaped design. Towards the front of the home, a second sitting room offers additional space for family overflow. Generous accommodation includes a downstairs master which with an oversize feel, complete with ensuite, walk in robe and ceiling fan. In addition, there is a nearby powder room ideal for guests. The airy second floor comprises three further bedrooms, all comfortable spaces with fitted wardrobes and sharing a central bathroom with bath, shower and storage vanity. Across the road from the Barwon River and an easy stroll to the beaches and cafes of Ocean Grove, this sensational lock up and leave option suits families, downsizers and investors who would all embrace the walkability of this home. Don't miss the opportunity to inspect this fabulous property!