

# 2/20 Guthridge Street, Ocean Grove, Vic 3226

## Sold House

Thursday, 10 August 2023

2/20 Guthridge Street, Ocean Grove, Vic 3226

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 405 m2**

**Type: House**



Dan Halsey

0493776724

**\$1,030,000**

The Feel: Exclusively tucked away in a whisper-quiet street just 200m from the beautiful Barwon River, is this boat house inspired residence, offering an abundance of character and warmth, plus lashings of potential for a contemporary update. Meaning 'sound of the sea' in Welsh language, 'Swyn Y Mor' presents as an excellent weekender or summer retreat with its low-maintenance allotment and outstanding lifestyle appeal close to boating facilities, riverside walking trails, surf beach, golf course and lake reserve. Offering 3 bedrooms, 2 bathrooms and dual living zones, the home is ready to be enjoyed as-is or explore the potential for reinvention, and capitalise on this premium riverside setting.

The Facts:- Original 3-bedroom beachside cottage offering an unbeatable lifestyle to match a superb location- Characterful design, inspired by the original Barwon Heads boat houses- The single owner residence boasts loads of charm, while also holding fantastic potential for a creative refresh or redesign- Generous open plan living highlighted by a high vaulted ceiling- Functional kitchen with full suite of Technika appliances overlooks all the activity- Kids are afforded their own space with a 2nd living room positioned to the rear of the home- Master bedroom with WIR, ensuite & outdoor access- 2 further bedrooms, both with BIRs, are separately zoned alongside the family bathroom - Split system heating & cooling in main living, with slow combustion wood heater the ambient focal point- High ceilings & solid timber flooring enhance the sense of space & natural warmth- SLUG with convenient rear access + room for an extra vehicle in the gated driveway- Leafy 404sqm (approx.) allotment with no-mow gardens + 4600L of rainwater storage- Practical garden shed reflects the boat house style of the main dwelling- Located for lifestyle, just 200m to the Barwon River boat ramp & Ocean Grove Bowling Club- Easy walking distance to surf beach & lake reserve- Whether it's a refreshing morning dip, a relaxed riverside stroll, or grabbing a bite from nearby Groove Café (170m), this sensational Ocean Grove address has it all

The Owner Loves.... "This is definitely a property designed for lifestyle living. With such terrific access to the river and beach, and just the overall sense of peace and quiet, you can barely imagine a more serene place to call home."\*

\*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