

2/22 The Avenue, Ocean Grove, Vic 3226

Sold Townhouse

Wednesday, 23 August 2023

2/22 The Avenue, Ocean Grove, Vic 3226

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 411 m2

Type: Townhouse



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Contact agent

The Feel: Mesmerising ocean and river views, and a leafy, elevated setting underline a sense of exclusivity in this 4-bedroom retreat that sits in perfect harmony with its idyllic coastal surrounds. Designed to maximise the 180-degree outlook across Bass Strait, the Bluff and Barwon River, the substantial tri-level floorplan cascades with an array of indoor-outdoor entertainment considerations, ideally suited to relaxed family living. Nestled in a quiet, tightly held enclave that's loved by locals for its privacy and proximity to a host of key lifestyle assets, this is truly one of Ocean Grove's best kept secrets.

The Facts: - Striking 4-bedroom family home defined by spectacular views that sweep the coastline across Bass Strait, the Barwon River & the Bluff - Low on maintenance, high on functionality, the home lends itself to easy care permanent living or an ideal lock-and-leave weekender - Tucked away in a quiet enclave, close to all the action yet removed from the bustle - even in the peak of summer - Presented across 3 levels, with a selection of considered indoor & outdoor living spaces - Upon entry, the open plan kitchen, living & dining space stuns with its spectacular panorama - Wall-to-wall glazing dissolves the barrier between indoors & out, ensuring the views take centre stage - The space spills onto an undercover alfresco balcony where you can relax & take in the action of the shipping channel or watch water sports on the river - A private deck with automated louvred roof continues the all-weather entertaining options - Anchored by a vast island bench, the kitchen features abundant storage & WIP - 900mm Fisher & Paykel gas hob & double oven, plus Miele dishwasher make mealtimes a breeze - The home's mid floor is dedicated to family accommodation, with 3 robed bedrooms & 2 bathrooms - Impressive master suite with WIR, BIR, spa ensuite & private balcony access - A 4th bedroom (BIR) is on the lower level & provides versatility for a home office space - Adjoining family room opens to the covered alfresco and no-maintenance back yard - The young & the young-at-heart will enjoy the swimming pool complete with spiral slide - Gas log fire, lower-level gas heating + split system heating & cooling provides seasonal comfort - Limestone exterior & solid hardwood flooring enhance the relaxed coastal ambience - Practical considerations include under-stair storage, 2 powder rooms & convenient laundry chute - Additional appointments: security system, intercom, automated window furnishings - DLUG plus extra parking space off the return driveway - Sought-after local street is only 700m to the vibrant shopping & dining of The Terrace - A leisurely stroll also takes you to the riverside walking tracks, Ocean Grove Golf Club & local swimming & surf beaches

The Owner Loves... "There's such a beautiful flow of space and a relaxed coastal vibe that makes this home so easy to enjoy. We love how well it functions all year round - with a choice of living areas to retreat to in the cooler months, or the sunny outdoors that are perfect for summer entertaining."