

# 2/3 Wyatt Street, Ocean Grove, Vic 3226

## House For Sale

Thursday, 7 December 2023

2/3 Wyatt Street, Ocean Grove, Vic 3226

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 417 m2**

**Type: House**



Toby Lee  
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**\$1,150,000-\$1,200,000**

The Feel: From its premier street setting to its light-filled interiors and two private outdoor areas, this custom-designed townhouse delivers the perfect environment for low-maintenance living and effortless entertaining, backed by an irresistible sense of style. Generous single-level interiors feature an array of quality finishes and a well-proportioned floorplan that integrates easily with a coveted north-to-rear orientation. A serene Old Ocean Grove location with shops, cafes, local schools, and the beach all within easy reach further enhances the lifestyle credentials of this superb property.

The Facts: -Custom 3 double bedroom townhouse, superbly situated in a leafy Old Grove setting-Designed to provide a relaxed haven for downsizers, young families & weekenders alike-Expertly built by Dow Constructions, it captures the very essence of easy-care, coastal style-Single-level layout with high ceilings & expansive windows maximises the sense of space & light-Upon entry, an internal courtyard acts as a light-well, setting the tone for the considered interiors beyond-A central spine leads to the social heart of the home, a generous open-plan living domain-Coveting a north aspect, the space integrates effortlessly with a low-maintenance outdoor area-Alfresco deck framed by established verdant screening offers an idyllic setting for relaxed get-togethers-An entertainer's kitchen is fitted with stone benchtops, quality appliances & a generous WIP-Privately zoned sitting room/second living room provides a serene space for quiet retreat-Master bedroom is generously equipped with WIR & double vanity ensuite-2 additional robed double bedrooms, including one that currently operates as a home office, are serviced by a family bathroom & separate WC-Hardwood flooring to main traffic areas adds natural warmth-Ducted heating & reverse cycle a/c acclimates the home throughout the seasons-DLUG takes care of off-street parking requirements-Easy-care surrounds cater to an effortless lock-and-leave lifestyle-Perfectly positioned in a quiet, leafy street, it's a short stroll to Blue Waters Lake, the Madeley Street shopping strip & family-friendly playgrounds-Kids are afforded their independence with Ocean Grove Primary School an easy walk or ride away-Vibrant town centre shopping & dining is also within easy walking distance, with the beach just beyond

The Owner Loves... "This home has a beautiful sense of warmth and cosiness, yet with more than enough room for when extended family come to visit. Its generous spaces merged with its easy-care liveability make it a wonderful 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.