

# 2/65 The Parade, Ocean Grove, Vic 3226

**HAYDEN**

## Sold Townhouse

Thursday, 12 October 2023

2/65 The Parade, Ocean Grove, Vic 3226

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 109 m2**

**Type: Townhouse**



Lynley Bassett



Penny Dawson  
0448510200

**\$725,000**

Perfectly positioned, a short stroll from the Old Ocean Grove main street retail precinct, cafes, community facilities and Ocean Grove Park, this standalone two storey townhouse is an exceptional offering to the market. Set in a tightly held complex of four units in a garden setting this free-standing property offers a unique opportunity to purchase in a position perfect location. Recently renovated, the revised interior features plenty of natural light with the lower level set up for entertaining, relaxation and function, while the upper takes care of rest and rejuvenation. The light filled ground floor features an open plan living, meals and kitchen zone connecting to the rear entertaining area. Reverse cycle air conditioning keeps the interior comfortable, with a functional laundry and bathroom completing the lower level. The sundrenched backyard, complete with a north facing undercover entertaining space offers a private, secure and ideal setting for barbeques, gathering of family and friends; or simply to settle in and read a book in the afternoon sun. A feature staircase leads to two spacious bedrooms with plush new carpet underfoot. The oversized, light filled master bedroom offers room to accommodate a study nook or sitting area. The second bedroom has a walk-in robe through a featured archway, while a central bathroom is perfectly set between the two, allowing for ease of use. Fantastically quiet you could almost forget you are moments away from the centre of town, the patrolled surf beach and Barwon River along with the Ocean Grove Bowling Club, and convenient walking/cycling tracks linking to Barwon Heads. Properties in this prime location are rare to the market, making this ideal for an owner occupier, downsizer, holiday getaway, or investment. Quick action is highly recommended.