

2/97 The Avenue, Ocean Grove, Vic 3226

Sold Townhouse

Friday, 18 August 2023

2/97 The Avenue, Ocean Grove, Vic 3226

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 161 m2

Type: Townhouse



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\$1,300,000

The Feel: A simply immaculate inner village living experience is yours for the taking with this exceptional single level townhouse, which delivers a sublime package of high-end inclusions, contemporary coastal style, and a brilliant north-facing design. The epitome of quality over quantity, organic materials, custom finishes and striking architectural lines define this 2-bedroom, 2-bathroom home which accomplishes a new level of lock-and-leave luxury in an elite, central Ocean Grove position. Set back from the street in a boutique complex of only four, this idyllic package ensures an effortless coastal lifestyle, rich in bespoke design and urban convenience.

The Facts: -Contemporary 2-bedroom townhouse promising an enviable lifestyle of effortless comfort and convenience-Displaying high-quality designer finishes & stunning architectural detail, the home is the result of a collaboration between MILA Development Group, Avery Constructions, Rappel Design Studio, Beers Interiors & Design, and DSB Landscaping-Designed for low-maintenance living at its best, the residence caters perfectly to weekenders and downsizers, while also offering excellent earning potential as a short-stay accommodation-Located in the thriving heart of Ocean Grove, it is also a lifestyle lover's paradise just 200m from town centre shopping & dining, and just 650m to the sand & surf-Beyond a striking exterior and soaring 4.7m ceiling void, the property's refined single level layout boasts an open plan living hub with custom, wide-planked European oak floors, elegant curved lines, and oak-lined pitched ceilings-Flooded with beautiful natural light, the space extends out through a full wall of glazing to a private, north-facing courtyard for endless alfresco enjoyment-A deluxe kitchen is the centrepiece to everyday life, with prestige grade Carrara-look stone benchtops, integrated table seating, bespoke joinery inspired by high-end Italian furniture design, and custom Chaumet ring lighting to define the dining space-High-quality appliances include Westinghouse pyrolytic multi-function 900mm oven, 700mm induction cooktop, and integrated Fisher & Paykel dishwasher, fridge & freezer-Sumptuous accommodation includes master bedroom with walk-in robe & a luxe ensuite, plus generous 2nd bedroom offering flexibility for guest accommodation, home office or retreat-Merging form & function, bathrooms are reminiscent of a high-end hotel with designer details including curved shower walls, Zen kit kat mosaic tiles & bespoke joinery-A 1200mm wide Lopi linear fireplace adds warmth & a natural ambience, complemented by zoned gas heating/cooling in concealed bulkheads-A single carport plus additional storage shed-With meticulous attention to detail on display at every turn, additional features include 3-ply pure NZ wool loop pile carpets, Mier gunmetal grey sinks, Phoenix tapware, retractable fly screen doors & rainwater tank-With a 6-star energy, the home has been customised for improved energy efficiency including Sungrow 6.2KW Solar & 9.6KWh three phase battery-EV ready; the home also comes with provisions for installation of an Electric Vehicle charging station

The Owner Loves...."Every time we arrive home, we are greeted with the most wonderful natural light and sense of refinement. The combination of quality, location and low-maintenance living delivers a holiday lifestyle, all year round!"*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.