

# 2 Breaker Court, Ocean Grove, Vic 3226

## Sold House

Wednesday, 13 September 2023

2 Breaker Court, Ocean Grove, Vic 3226

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1162 m<sup>2</sup>

Type: House



Toby Lee  
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Dan Halsey  
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**\$1,250,000**

The Feel: This four-bedroom sanctuary is a hidden gem that encapsulates the best of coastal living! Just moments away from Blue Waters Lake, Barwon River, and Ocean Grove Golf Club, this long-held family home is nestled in a secluded court-end position on an expansive 1162m<sup>2</sup> (approx) block. Offering a unique blend of coastal character, modern convenience and great shed/garaging, the property promises an idyllic lifestyle surrounded by nature's tranquility. Every window of this much-loved residence boasts lush backdrops of the picturesque garden, with French doors to the private north deck that extends the sense of space. A proven history of Airbnb revenue demonstrates the versatility of the master bedroom/ studio, with private access and ensuite. The Facts: -Held for 48 years, this private hideaway is a rare find on a sizable 1162m<sup>2</sup> (approx) block-Situated in one of 'old' Ocean Grove's most highly sought-after court-end settings-Easy access to scenic waterfront walking trails around Blue Water's Lake & the river-Beautifully maintained family home in prized court; ideal low traffic for kids to ride bikes-Versatile four-bedroom layout with well-appointed bathroom & ensuite-Well-presented kitchen at the heart of the home; electric appliances & ample cabinetry -Open plan meals/sitting area & study nook with polished timber floors & electric wall heater -Cosy ambience to the living room courtesy of timber lining boards & wood fireplace -Split system A/C, wall heater & ceiling fans provide seasonal climate comfort-Seamless connection to the extensive north deck with lush garden backdrop-East-facing outdoor entertaining, & west paved veranda, offer multiple spaces for relaxation-Master bedroom with ensuite, SS-AC & private access offers versatility as semi-s/c studio-Proven history of Airbnb revenue, or flexible home office/teen retreat/guest accommodation-Three further garden-view bedrooms; one with SS-AC & tv point-Luxe renovated bathroom boasts underfloor heating, rain shower, vanity & over height toilet-Excellent multivehicle garaging for the cars/boat/caravan, with large shed & double carport -Close proximity to Ocean Grove Golf Club (750m) & Bowling Club (1.2km) for leisurely weekends-Nearby Groove Cafe (400m) offers a popular spot for your morning coffee & brunch-Central to the boat ramp (750m), surf beach (2km), school (1.3km), & main street shops (1.7km)The Owner Loves... "2 Breaker Court has always felt like our own private retreat. It's been a beautiful home to raise our family, and a welcoming place for gathering family and friends over 48 years. We love the cosy, warm, homely feel, and relaxing on the north deck in the sunshine. The layout of the semi-self-contained studio has given us the flexibility to host friends and Airbnb guests comfortably, and the secluded position between the lake, river, surf beach and golf club is unbeatable."\*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 enquiries 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.