

**2 Ozone Avenue, Beaumaris, Vic 3193**



**Townhouse For Sale**

Monday, 22 April 2024

2 Ozone Avenue, Beaumaris, Vic 3193

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



Ami Russell

0447020608

**\$900,000 - \$980,000**

Classically beautiful, this home's stunning original detailing emphasises natural materiality and passive light for a relaxed, comfortable, and stylish living experience. Living and dining unfold across a single, free-flowing space distinguished by timber accents and original Baltic pine floors. East & west facing windows capture an abundance of natural light. A family/meals area transitions through an undercover alfresco before arriving at the property's expansive outdoor decking area, a dynamic space suitable for both quiet relaxation or scaled-up celebrations. The kitchen is well-appointed with floating cabinetry, wraparound preparation benches, wall-mounted appliances and skylight. The emphasis on relaxed functionality found here is repeated throughout. Accommodation is met by two bedrooms with BIR sharing a main bathroom. They are separately zoned from the main living areas to maximise peace and privacy. Features include a full-sized laundry, double garage with storeroom & workshop, central heating & cooling, and a deep front yard. Prestigiously positioned within the bayside's golden triangle, live only moments from the Concourse, Cheltenham Park, and Cheltenham station village while enjoying the distinct advantage of quick access to Southland SC, leading local schools, and the foreshore.