

22 Grubb Road, Ocean Grove, Vic 3226

Sold House

Sunday, 20 August 2023

22 Grubb Road, Ocean Grove, Vic 3226

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 724 m2

Type: House



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\$1,090,000

The Feel: Evoking a true sense of tranquility and relaxed comfort, this unique family haven showcases a generous and flexible floorplan, with a natural bush outlook providing a majestic backdrop to daily life. The warm and welcoming home offers multiple living zones and space for families to grow, and is also ideally set-up to run a business from home (STCA). Solar panels (6.6KW) and battery storage promote a sustainable lifestyle, while the home is positioned for convenience with public transport on your doorstep and just a short walk to schools, shops, and sporting facilities.

The Facts: -Picturesque position overlooking the natural surrounds of Kingston Reserve offers a tranquil, calm lifestyle -Family home comprising 4-bedrooms, 3-bathrooms & multiple living zones across a light-filled single level -Flexible floorplan can be configured to suit a myriad of needs, with capacity for a private home business set-up -Creating an instant connection with the environment, an open-plan living hub and undercover alfresco deck maximise the leafy outlook -Wood burning fire and hardwood flooring enhance the natural ambience, while a bay window seat is a serene spot to relax -Anchored by a large breakfast island, the spacious kitchen encourages social gatherings with family & friends -Wall oven, 5-burner gas cooktop, dishwasher & great storage -Master bedroom with BIR, ensuite & access to a private balcony overlooking the bush backdrop -Family-friendly layout continues with a separate lounge that can be closed off from the main living - ideal for kids to enjoy their own space -2 minor bedrooms are serviced by a central family bathroom highlighted by a luxe, deep freestanding tub -A semi-self-contained wing with private entrance is an ideal option for multi-generational living, teenage hideaway, holiday accommodation or home business base (STCA) -Promoting a sustainable lifestyle, the home is equipped with xxxkW of solar with 13.4kW battery backup -Double carport plus service road entry offering plenty of parking space -Wood burning fire & twin split system units acclimate the home through the seasons -Recent enhancements include new roofing, re-painting & deck balustrading -Enjoy easy access to the sporting facilities of Shell Road Reserve, just 200m away -Public transport is on your doorstep, with Ocean Grove schooling hub and Marketplace Shopping Centre just a short walk from home

The Owner Loves... "Everyone gravitates to the living room and alfresco deck - it's such a tranquil place to be with the beautiful view that is constant but ever changing. Our favourite time of day is sunset, as the sun casts a golden glow across the treetops. It is truly mesmerising." *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.