

**24 Kalinga Road, Ocean Grove, Vic 3226**



**House For Sale**

Tuesday, 11 June 2024

24 Kalinga Road, Ocean Grove, Vic 3226

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 694 m2**

**Type: House**



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**\$1,395,000 - \$1,495,000**

Distinguished by its peaceful treetop setting and an appealing fusion of indoor-outdoor living, this Old Ocean Grove gem presents as a soothing family hideaway, drawing in mesmerising outdoor aspects whilst lavishing every space with luminous natural light. A high-set position sets the scene for this character-laden home, positioned on 694sqm (approx.) in a premier pocket envied for its sense of community and access to key amenities. Easily walk to Blue Waters Lake, the Barwon River, and the highly regarded local primary school, with the town centre shopping and dining strip just beyond. Fit for a family to work, rest, and play, the home's generous floorplan flows over two levels. At the heart, a sun-splashed lounge room provides an uplifting setting for communal relaxation, taking full advantage of its north-facing aspect via extensive glazing, as a leafy aspect and timber flooring lend organic beauty. Adjoining, a central kitchen and dining room easily caters to the masses, offering Miele appliances, stone benchtops, and wall-to-wall cabinetry. The home's family proportions are further complemented by a sound-proofed studio, freestanding to the rear of the property, providing a separate zone for creative pursuits, work from home space, or practical overflow living. Stepping outside, you'll discover a world of alfresco bliss with a private deck extending out to a glistening solar-heated swimming pool, immersed in Mediterranean-inspired surrounds including sandstone crazy paving, a pencil pine and olive tree border, and a handcrafted dry-stone wall. Furthering the home's outdoor appeal, an elevated balcony embraces the beautiful natural surrounds, showcasing picturesque lake views backdropped by a soundtrack of native birdsong. Kids will enjoy their own space with three robed bedrooms and a family bathroom grouped together in their own wing. Meanwhile parents will appreciate peace and privacy in the downstairs main bedroom suite, accompanied by a custom-fitted walk-in robe plus a sumptuous ensuite emanating day spa vibes with its full-height tiling, bespoke blackbutt vanity, open shower, and deluxe freestanding bathtub. Providing bountiful storage including a vast under-house cavity, the home is finished with a single carport plus additional in-line driveway parking, ducted heating and cooling, and reverse cycle air-conditioning.