

**3 Ocean Road, Blairgowrie, Vic 3942**



**House For Sale**

Tuesday, 30 January 2024

**3 Ocean Road, Blairgowrie, Vic 3942**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 602 m2**

**Type: House**



Mark Prentice

## Private Sale

Ideally located within a leisurely stroll to the front beach, Blairgowrie village and Blairgowrie yacht club, is this charming property that offers the perfect place to relax and unwind in this highly coveted location. The light filled residence overlooks a leafy garden setting with French doors opening to the terrace area, where you can BBQ and dine with the whole family on those balmy summer nights. Comprising downstairs: Three bedrooms all with b.i.r, bathroom, separate toilet, laundry, secret store/panic room, reverse cycle heating/cooling and open fireplace to enjoy in a cosy setting over the winter months. The heart of the house is open plan kitchen, dining and living area, which provides space while still having an intimate feeling. Upstairs features a spacious loft ideal for extended family and friends with further bedding, separate full bathroom, and enough space to be used as a second living area at the same time. A generous storeroom that runs the full length of the property is also off the loft room, with potential for further development of this area. Further features include a lock up garage at the rear with power, sewerage connected, off street parking, separate shed, and storeroom. The adjoining allotment on a separate title at 1 Ocean Road, Blairgowrie, is also currently being offered for sale, with the option to acquire both or individually. Held by the same family for more than 35 years is a true testament to the enjoyment and liveability this property has provided over those years.