

32 Epworth Street, Ocean Grove, Vic 3226



Sold House

Friday, 18 August 2023

32 Epworth Street, Ocean Grove, Vic 3226

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1053 m2

Type: House



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Contact agent

Prepare to be swept off your feet by charming 'Rosebank' spectacularly located in old Ocean Grove's centre. Built in the 60s by well-known local builder Bill Russell, this house has been home for the current owners for 57 years. Set on an exceptional 1053 sqm (approx.) allotment, the property boasts a stunning lounge room, three north-facing bedrooms, meandering gardens and a feeling of privacy indoors and out. While bursting with character and appeal as it stands, this shouldn't deter developers from this sensational site in a coveted pocket of town (STCA), with the potential to purchase the neighbouring 841m2 allotment upon discussion with the agent. From the moment you enter the home its rich history is apparent, with textural wallpapers, ornate light fittings and thoughtful touches sensationally preserved throughout. The spacious lounge is the perfect place to watch the dance of the local birds, gifted with bookshelves, a stunning fireplace and large windows that frame a beautiful garden outlook. The adjoining kitchen/dining area also features a lush, green view, with direct sliding door access to the rear yard. A central hallway services all three bedrooms and the bathroom with a magnificent claw bath, while the spacious laundry lends itself to internal updates, should the buyer wish (STCA). Despite its central location, the property feels serene and calm, largely due to its lovingly curated surrounds. Boasting a staggering variety of plants and a secret garden feel, the grounds feature established trees alongside shrubs, fruit trees, ferns, native grasses, bulbs and lawns. A winding driveway snakes around the property to the spacious double garage with an adjoining workshop ideal for tinkering. Situated on a private street just moments from Ocean Grove Primary School, the local park and the picturesque town centre with shopping, cafes and restaurants, the property is still just moments from the beach, Barwon River and local favourite Blue Waters Lake. With 'Rosebank' you have the unique option to preserve the home, make it your own with modern updates or take advantage of this lucrative site for development. In any case, this unique opportunity won't last long.- Charming home on a generous 1053 sqm (approx.) block- Three bedrooms and a stunning lounge room with fireplace- Spectacular and lovingly curated gardens offer privacy- Double garage/workshop and split system heating/cooling- Superb development potential in a central location- Moments from the beach, town centre, schools and park- Potential to purchase neighbouring allotment