

# 38 Alderbrook Drive, Ocean Grove, Vic 3226

## Sold House

Wednesday, 14 February 2024

38 Alderbrook Drive, Ocean Grove, Vic 3226

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 801 m<sup>2</sup>

Type: House



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**\$1,000,000**

\*Potential Holiday Rental Return: \$45k pa - \$55k pa (approx.). Enquire for more information\*Unique:Nestled within a lush tropical landscape, this coastal haven epitomizes luxury living. With an expansive 801sqm allotment, its standout features include a tranquil inground pool and spa, an alfresco area with year-round usability, and an open-plan design that seamlessly merges indoor and outdoor spaces.Key Features:• Tranquil inground pool and spa surrounded by established gardens.• Enclosable alfresco with woodfire heater and BBQ facilities.• Elevated open-plan kitchen, dining, and living area with stainless steel appliances and built-in wine rack.• Versatile separate studio space ideal for bedroom, guest room, or home office.• Oversized double garage with ample storage.• Gas log fire, split system heating and cooling, 7,000-liter water tank, and heated outdoor shower.• Expansive living areas with effortless indoor/outdoor flow.• Master bedroom with walk-in robes and ensuite, plus two additional bedrooms with built-in robes.• Well-appointed study with plantation shutters for privacy.• Tranquil landscaped gardens offering space for relaxation and play.Land Copy:• Expansive 801sqm block• Situated in a family-friendly pocket near parks, schools, and amenities.• Only 3 minutes from shopping, supermarkets, and eateries at Kingston Village.• 5 minutes from the beach, surrounded by wineries and attractions of the Peninsula.Essence: Serenity, Coastal Luxury, Seamless Indoor/Outdoor Living. Please note that all information provided by Pavilion Property is in good faith and derived from sources believed to be accurate and current at the date of publication. Pavilion Property acts as a conduit for this information and advises prospective purchasers to conduct their own inquiries. Pavilion Property will not be liable for any loss resulting from actions or decisions made in reliance on the provided information.