

4/22-24 Grove Road, Barwon Heads, Vic 3227

Townhouse For Sale

Saturday, 9 December 2023

4/22-24 Grove Road, Barwon Heads, Vic 3227

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 328 m2

Type: Townhouse



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\$2,000,000-\$2,200,000

The Feel: Built to a high-quality standard and showcasing impressive finishes at every turn, this architectural townhouse promises relaxed modern living and entertaining at its very best, all within footsteps of the vibrant village centre. In a friendly, boutique complex offering distinct privacy from its neighbours, the 3-bedroom, 2.5-bathroom home presents superb dual living zones highlighted by banks of sliding glass that unite the interiors with a north-facing alfresco zone – ideal for hosting family and friends in the open air. A true lifestyle package for families, downsizers and holidaymakers, this low-maintenance residence is ideally located just 300m from cosmopolitan shopping and dining, with the glistening foreshore just beyond.

The Facts: -Sophisticated townhouse achieving a seamless interaction of laidback & luxe-A coveted inner-village setting is just a short stroll to boutique shopping & delectable eateries-The vision of award-winning InArc Architects, known for character-rich, timeless design-Privately situated to the rear of its boutique complex of 8, the home's entry is accessed via a picturesque tree-lined walkway-House-like proportions are spread over 2 levels, boasting 26 squares (approx.) of living space-Achieving instant wow factor, the main open plan living domain features dramatic floor-to-ceiling glass on two sides-Blurring the lines between indoors & out, the space flows seamlessly to a north-facing alfresco deck-Privately enclosed & bordered by a row of hydrangeas, it's the perfect setting to relax or entertain outdoors-High ceilings, lime-washed timber flooring & stone finishes enhance the indoor-outdoor integration-A stone kitchen is well-appointed with a full complement of Bosch appliances & generous breakfast seating-Main bedroom is zoned to the lower level, offering WIR, generous ensuite & its own wall of glazing with garden outlook-Upstairs, 2 further bedrooms are generously appointed with BIRs & plantation shutters-An adjoining family retreat invites relaxation with its leafy tree-top outlook-Generous built-in joinery accommodating 3 workstations is a practical inclusion-A family bathroom completes the upper level while a practical powder room services the lower floor-A discrete European laundry completes the internal floorplan & makes best use of space-Seasonal comfort is assured with split system units to both living areas + wall panel heating-Outdoor shower for rinsing off the sand & salt-Two car garage just meters from the kitchen accessed via a rear laneway, with easy access to alfresco deck & main living space-Leave the car at home and walk to cafes & restaurants for your morning coffee & evening meals-Lock-up-and-leave functionality lends itself to an effortless holiday lifestyle-Lifestyle attractions including the local golf course & family-friendly foreshore are also within a short stroll-Peaceful & private, this refined home presents an exceptional opportunity to secure a low-maintenance residence in the heart of Barwon Heads.

The Owner Loves...“The indoor-outdoor living is a true highlight of this home. Summer months are spent relaxing on the deck with family and friends, as we throw open the full height doors and allow the cooling coastal breezes to flow through.” *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.