

**4/22 Beaver Street, Ocean Grove, Vic 3226**



**Apartment For Sale**

Thursday, 18 April 2024

4/22 Beaver Street, Ocean Grove, Vic 3226

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Lee Botsios  
0438533066



Brock Grainger  
0427855157

## AUCTION | SATURDAY 25 MAY AT 11:00AM

Rarely are estate agents so excited to offer such a property to the public market. The moment you enter this north facing property, you are met with a sunlight-soaked open plan living/dining area, providing a sense of peace and tranquillity. The open plan kitchen, with stainless steel oven/gas cooktop and dishwasher will have you feeling that you have made the right choice. The oversized kitchen benchtops allow for family & friends to enjoy generous space for meals at the breakfast bar, with ample cupboards and soft-closing drawers for ease of living. The two master sized bedrooms with built-in robes are serviced by the lavish bathroom, which will delight with floor-to-ceiling tiling. The laundry completes the layout, while split system heating & cooling keeps you toasty during winter & cool during the busy summer months when all your friends come to visit. Featuring a beautiful low maintenance grassed area in a private & secure courtyard, perfect for relaxing in the sun before your beach walks begin or delighting family & friends with your BBQ feasts within a warm and casual setting for everyday enjoyment. With the Barwon River only metres away & the Ocean Grove Main Surf Beach only a short walk away, you can enjoy scenic strolls or boating adventures whenever you please. Popular cafés, a heartbeat away for your morning coffee, while the bustling town centre is also within walking distance. Keen surfers will love living moments away from the surf beach. Superior access to public transport, the Blue Waters Lake and Ocean Grove Golf Club will also add to the longevity of a life well lived adding the final touches to this dream location. Whether you're looking for the perfect holiday home, hoping to grow your astute investment portfolio, or simply seeking a carefree lifestyle, you'll need to act swiftly to avoid disappointment. Call today to book your first inspection as this fantastic & rare opportunity will not last long. Approximately 250 metres from the Barwon River. Less than 1 kilometre from the Ocean Grove Main Surf Beach. Low maintenance living. Heavy duty floating floorboards throughout. Beautifully tiled wet areas. Undercover carport parking. Walking distance to public transport, local schools, shops & recreational facilities. Quiet & safe location. Clean, fully renovated, nothing further to do.