

4/69-71 The Avenue, Ocean Grove, Vic 3226

Townhouse For Sale

Friday, 10 November 2023

4/69-71 The Avenue, Ocean Grove, Vic 3226

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 162 m2

Type: Townhouse



Toby Lee
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Ben Roberts
0352543100

\$845,000-\$925,000

The Feel: Overflowing with character and updated to accentuate its retro charms, this gorgeous 2-bedroom residence offers the perfect coastal escape, smack bang in the heart of Ocean Grove. Welcoming living zones, tranquil north-facing outdoors and a well-appointed central kitchen provide a haven of style and easy functionality, enriched by raked beamed ceilings, concrete flooring, and the soothing glow of a wood burning fireplace. Low-maintenance surrounds promise an effortless holiday lifestyle or relaxed permanent living, all within footsteps of cafes, restaurants, and everyday amenities.

The Facts: -Character-filled 2-bedroom unit, uniting gorgeous warm textures with complementary contemporary enhancements -Elite inner-village positioning places you just 200m from the cosmopolitan shopping & dining of The Terrace -2-storey layout opens to reveal a generous living space where a wood burning fire sets the relaxed ambience -Enjoy a light-filled yet rustic design featuring concrete flooring, timber panelled walls, exposed brick & ceiling beams -Designated meals area easy functions as a 2nd living zone, extending outwards to a sunny courtyard -Well-proportioned central kitchen complete with full suite of appliances, WIP & extensive bench & storage space -Accommodation is zoned upstairs where 2 robed bedrooms share an elevated balcony – the perfect spot to sit and enjoy cooling summer breezes -Main bedroom includes WIR + charming ensuite -A 2nd bathroom services the lower level -Seasonal comfort is assured with split system heating & cooling to living room & both bedrooms -Outdoors are incredibly low maintenance, highlighted by a privately fenced, north-facing courtyard -There is on-site parking with a single carport + additional in-line driveway -Positioned for lifestyle convenience, it's just a 650m walk to the sand & surf -Stroll across the road to sample the delights of the Bellarine Farmer's Market, while public transport is also close by

The Owner Loves... "As soon as you arrive you feel a sense of instant relaxation. We love that we can arrive on a Friday evening and not take the car out again until Monday morning – everything is so convenient, it truly caters to an effortless coastal lifestyle." *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.