

# 4 Rosella Court, Ocean Grove, Vic 3226

## House For Sale

Wednesday, 24 April 2024

4 Rosella Court, Ocean Grove, Vic 3226

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 834 m2**

**Type: House**



Brock Grainger  
0427855157



Ashlyn Schweiger  
0460317718

**\$1,200,000 - \$1,320,000**

Settle yourself into one of Old Ocean Grove's most covetable locations, rich in transcendent natural atmosphere and unspoilt native beauty. Deriving pleasure from no through traffic, this peaceful court position offers exceptional privacy, with the equal advantage of the vibrant town centre, patrolled beaches and the local primary school accessible on foot. Attractive lineal construction is softened by lush established lawns and thriving cheerful gardens, with north orientation to the front elevation affirming stunning natural light and sunshine is absorbed throughout the interior. Floor to ceiling timber windows, exposed ceiling rafters and the chiefly brick interior stimulates a Mid-Century Modern mood, with the oversized living room embracing the ambiance of a wood fire and plush carpet underfoot. A centrally set kitchen and meals area has been upgraded to impress, featuring a high-end, Italian manufactured Falmecc island canopy range hood, Omega/Smeg wall oven, induction cooktop, and floor to ceiling cabinetry with automated lighting to the appliance cupboard. Entertainers will be inspired by the immediate access to multiple outdoor areas, allowing you to chase the sun by daylight and retreat under the cover of cascading grapevines for extended dining of an evening. Sleep focus is sought across three spacious bedrooms, the master appreciating the luxury of a commodious ensuite bathroom, abundant built in robes and premium wall lighting from Havit Lighting. Attention to detail and a low carbon footprint continues to the outside, with productive Avocado, Citrus, Plum, Olive, Mulberry, Fig, Banana, Apple, Kaffir Lime and Pear trees; future proofing your yard-to-table, semi-sustainable way of life. Additional features include side gate access, reverse cycle air conditioning, garden shed, double carport, rainwater tank, secure brush fencing and potential for future expansion across the flat, 834sqm (approx.) allotment (STCA). An immediate warmth and sense of integrity is felt throughout this bespoke coastal home, with highly favoured placement guaranteed to create strong interest.