

# 40A The Terrace, Ocean Grove, Vic 3226

## Townhouse For Sale

Wednesday, 21 February 2024

40A The Terrace, Ocean Grove, Vic 3226

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 349 m2**

**Type: Townhouse**



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**\$1,950,000-\$2,100,000**

The Feel: Contemporary coastal design, a generous tri-level layout, and first-class appointments make luxury living an everyday indulgence in this custom designed home, nestled into a premium lifestyle address. Designed to capitalise on a sweeping ocean outlook afforded by its elevated position, the focus is firmly on stylish indoor-outdoor entertaining with major rooms opening directly onto view-swept balconies. Also catering to relaxed family living, four generous bedrooms are impressively appointed, while natural materials and extensive glazing harmonise effortlessly with the coastal surrounds. Enjoy unbeatable convenience, just 250m to The Terrace restaurants, with the beach a short walk further on.

The Facts:-A haven of modern functionality & relaxed coastal living, custom built by acclaimed Greig Design & Construction-Spacious tri-level layout highlighted by panoramic ocean views -Stepping inside, it becomes immediately apparent that this is a home of generous proportions-It welcomes with an entry foyer, where timeless timber flooring & natural light set a precedent for the space & style beyond-Adorned with full width glazing that captures the southern panorama, the main living room draws the outdoors in-Designed for memorable entertaining, a large alfresco balcony provides a fabulous extension of the main living hub-Overlooking the living & dining areas is the impressive stone kitchen, merging form & function-This enviable culinary space features a suite of Smeg appliances, solid timber joinery & a large breakfast island-Accommodation is spread over 3 levels, affording children & guests their own privacy-The home's upper level is a spectacular master's domain backdropped by sweeping coastal views-The main bedroom sits proudly here, complete with ensuite, WIR & a bright north aspect-A stone-topped kitchenette connects to a generous lounge, allowing secluded living away from the main hub-Through full-height glazing the space connects to a private balcony, further nurturing a blissful lifestyle-A 2nd bedroom with plantation shutters & full wall of BIRs is zoned to the ground level-Downstairs, 2 further bedrooms (BIRs) offer direct access to an outdoor deck & leafy backyard-Bathrooms service each of the home's 3 levels, including exquisite ensuite & family bathroom which both feature deep freestanding tubs, stone-topped vanity & oversized showers-A family-sized laundry with an abundance of storage completes the internal floorplan-SLUG provides secure off-street parking + driveway parking for an additional vehicle-Quality climatic control includes hydronic heating, refrigerated cooling & concealed split systems to lower-level bedrooms-The property is still under new builders warranty insurance-7 star energy rating-Positioned in an unbeatable lifestyle location right in the heart of Ocean Grove, you'll enjoy a 2min walk to The Terrace shopping & dining precinct-Renowned surf beach is also within easy walking distance-Avoid the summer traffic and walk to the sand & surf of Ocean Grove beach, just 600m from your door

The Owner Loves...."Wonderfully private, yet nestled in the heart of town, this home has everything you could need for complete lifestyle convenience. We love spilling onto the outdoor terrace with the ocean views in the background and, when it's time for retreat, everyone has their own space."\*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.