

**41 Curzon Drive, Ocean Grove, Vic 3226**

**HAYDEN**

**Sold House**

Monday, 14 August 2023

41 Curzon Drive, Ocean Grove, Vic 3226

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 578 m2**

**Type: House**



Lynley Bassett

**\$880,000**

A quiet locale matched with a sunny aspect sets the stage for a family friendly entertainer in the heart of Ocean Grove's Kingston Estate. Built across a 578sqm block, flexible living spaces and an easy, social kitchen take in a sunny north east position. The open plan layout features two zoned living areas linked to a large open family, dining and kitchen space. Here, the kitchen embraces the home's neutral palette with calming tones across the stone finishes and timber accented cabinetry. Tiled flooring and a ducted vacuum system in this area offers easy maintenance and there's a handy internal entrance from the double lock up garage plus a large walk in pantry. Stainless steel appliances add a modern feel to the space. The family room flows from the kitchen and from here, a spacious flexible nook/playroom area has open views to the family zone. Separate formal living at the front of the home offers space for cozy relaxation away from the hustle and bustle of family life. Continuing from the kitchen and family room, bi-fold doors open to reveal a timber deck al fresco space, complete with essential roll down screens, perfect for entertaining in the summer. A neat, established garden frames the block, with a shed, water tank and washing line conveniently located beyond a trimmed hedge screening tree. Family accommodation includes four generous bedrooms with ceiling fans and a central family bathroom where the neutral palette repeats with large format tiling, built in bath, shower and vanity. The master bedroom at the end of the hallway is a relaxing space that includes a large walk-in wardrobe, private ensuite with shower and calming views overlooking the garden. Ducted heating and cooling moderates temperature throughout and external shade awnings offer additional assistance for tempering hot weather. Spacious and well proportioned, this home offers multiple storage solutions thanks to the dual driveway where a boat or caravan can be stored with ease behind secure gates. A generous double lock up garage adds more storage space. A move in ready home, this property suits families looking to be positioned within walking distance to the Kingston Shopping Centre and downsizers keen for a low maintenance, lock up and leave option. Close to a large selection of primary and secondary schools and local amenities, this quality home offers easy living with all the benefits of the Bellarine at your fingertips.