

**42A Wyatt Street, Ocean Grove, Vic 3226**



**Sold Townhouse**

Sunday, 13 August 2023

42A Wyatt Street, Ocean Grove, Vic 3226

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 380 m2**

**Type: Townhouse**



Charles Caldwell

0421570248

**\$1,670,000**

42A Wyatt Street Ocean Grove is the perfect balance between sophistication and low impact living. This luxury townhouse uses smart design, natural materials and conscious choices to deliver a beautiful home that minimises its environmental impact. In a quiet tree-lined street, within easy walking distance to schools, parks and Ocean Grove shopping strip, this townhouse ticks all the boxes for convenient and connected seaside living. Both fitting in and standing out, the street presence catches your eye yet still respects the beauty of its 'Old' Ocean Grove location. It's never been more important to have a home that is your sanctuary. The sophisticated palette is naturally calming, including timber and a spectacular full height rammed earth entry wall, alongside quality fittings and fixtures that respect the homes environmental philosophy and coastal location. Key features- Well-appointed kitchen boasts stone bench tops with waterfall ends, quality Bosch Series 8 appliances, including double ovens, induction cooktop and integrated dishwasher, as well as a walk-in pantry. - Ground floor living also includes the luxurious north facing Master suite, WIR and ensuite, living, dining and laundry, as well as a separate guest powder room. - Landscaped internal rain garden creates a serene and low maintenance hub of the home, connecting spaces whilst ensuring privacy and relaxation. - Upstairs are two additional large bedrooms each with BIR; a second living space with raked ceilings and north-facing windows, main bathroom, study and a second powder room.- Zoned ducted heating and cooling for year-round thermal comfort.- Single garage, plus additional secure park at the rear of the property is accessed via a private laneway. - Sustainability focussed custom cabinetry, solar panels, well orientated double-glazing, minimum 4\* wells rated tapware and appliances, with rammed earth and honed concrete providing exceptional thermal comfort. Less than a year old, this boutique townhouse was designed by 'Holman Designs' and constructed by local custom builder Chris Cowley.