

**59B Presidents Avenue, Ocean Grove, Vic 3226**

**HAYDEN**

**Sold Townhouse**

Saturday, 2 December 2023

59B Presidents Avenue, Ocean Grove, Vic 3226

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 445 m2**

**Type: Townhouse**



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**\$1,100,000**

PRIVATE INSPECTIONS WELCOME : Offering privacy and low maintenance living, this elegant townhouse set in the heart of Ocean Grove is walking distance to serene parkland and the bustling shops and cafe life of the town centre. Set at the back of the block, this quality build is on its own title, presenting generous proportions across one level. Entry to a central open-plan living, dining and kitchen area showcases the huge amount of space on offer here. Victorian Ash flooring adds a casual, coastal feel and the generous living space opens to the sunny East facing garden planted to low maintenance succulents and sea side shrubs. Sliding doors also reveal a timber deck, providing a fabulous private space for quiet afternoons. Inside, the kitchen offers spacious and high-spec appliances with a stainless steel gas top cooker, pull-out range hood and a large oven. Within the ample cabinetry, there's a large pantry and a contemporary Caesarstone waterfall edge island bench. A north-facing second living room offers space for easy relaxation thanks to a sliding door dividing it from family life. An ideal place for reading or watching the bird life outside, this could also be a perfect rumpus or media room. Family accommodation consists of two generous bedrooms, both with built-in robes. They share a central bathroom with a built-in bath surrounded by a subtle tile scheme in a neutral palette. Following the same proportions and colour palette, the master bedroom includes a large walk-in robe and ensuite. Climate-controlled thanks to ducted heating and split system cooling, bedrooms also include ceiling fans and there is double glazing on the Western side of the home. Architectural highlights such as a skylight in the ensuite, draw further light to this home. Convenience continues with easy indoor access from the single lock up garage and there's additional ample parking on the long driveway. Incredibly user-friendly and versatile, this home provides flexibility and opportunity for buyers keen to be within the dress circle of Ocean Grove. Ideal for downsizing couples with visiting guests or a lock up and leave weekender for coast-loving families, this quality build is a fabulous opportunity to gain a taste of the coveted Bellarine life.