

# 63-69 Conran Drive, Ocean Grove, Vic 3226



## House For Sale

Friday, 1 September 2023

63-69 Conran Drive, Ocean Grove, Vic 3226

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2429 m2**

**Type: House**



Liam Rock  
0352582833



Wayne Wrigley  
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**\$2,300,000 - \$2,500,000**

Beautiful design, impressive craftsmanship and bespoke finishes blend seamlessly with European sustainability principles in this 7.7 star energy rated four-bedroom home in the prestigious Yellow Gums Estate in Ocean Grove. Surrounded by green spaces and with wide views over the rolling green hills behind, this property, set on over 2400 sqm (approx.), feels immense. Over a single level, the four bedrooms, three flexible living spaces and low maintenance, gently sloping outdoor areas ensure this property is ideal for families big and small. Prepare to be stunned by the excellence in craftsmanship on display throughout this home. Wormy chestnut solid hardwood floors with inset carpeting are warm underfoot, and perfectly complement the meticulous blackbutt timber joinery. The generous open plan living and dining area has a northern orientation to capture the warming winter sun, a soaring ceiling with feature lining boards, and opens out through thermally broken windows and glass sliders to a wide, timber deck with covered alfresco area. A central Blaze wood fired heater keeps energy bills low in the chillier months, and a ducted, zoned heating and cooling system keeps temperatures comfortable year-round. Beyond the sumptuous living zones, the impressive kitchen boasts huge preparation areas, stone benches, timber cabinetry, and an enormous butler's pantry with fridge recess, worktops, and ample storage. Nestled behind the kitchen is the master suite, comprising a cosy lounge area, dual study areas for a convenient work-from-home setup, and the private master bedroom with picturesque views. The fully tiled master ensuite boasts dual rain shower, backlit mirror and double vanity and an expanse of built-in robes are hidden behind the bedhead wall. A separate wing houses the other three bedrooms, family bathroom and separate powder room. Each bedroom has wide windows, built-in robes, ceiling fans and plush carpet. And finally, a third living space or rumpus room in this wing provides flexible additional living space. The expansive double lock-up garage can be accessed internally and boasts charging points for electric vehicles, boosted by a 6.6kW solar setup. 10.65KWH battery storage, 5KW inverter. In addition, a large, detached garage provides ample storage for a boat or caravan. Large areas of lawn are lined with low maintenance planting that will conveniently grow into a natural privacy screen over time. This home will impress through both its architectural design and its sustainability credentials. You must see it to truly appreciate how impressive it is - arrange an inspection today! - Superb sustainability credentials; 7.7 star energy rating - 4 bedrooms, 2 bathrooms, 3 flexible living spaces - Bespoke design and exquisite craftsmanship - Huge DLUG and additional detached garage for boat/caravan - Over 2400 sqm (approx.) surrounded by green space - Located in the prestigious Yellow Gums Estate in Ocean Grove