

# 7 Birchgrove Street, Ocean Grove, Vic 3226



## House For Sale

Saturday, 15 June 2024

7 Birchgrove Street, Ocean Grove, Vic 3226

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 546 m2

Type: House



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**\$870,000 - \$930,000**

Welcome to this delightful four-bedroom home situated in the highly sought-after Oakdene Estate in Ocean Grove. Perfectly positioned on a 546 sqm (approx.) allotment, this property offers a serene coastal lifestyle with easy access to world-class beaches, local shops, and amenities. The master bedroom is a peaceful retreat – a carpeted space with a corner window overlooking the front garden, a walk-through robe, and an ensuite bathroom. The additional three bedrooms are located in a separate accommodation wing, each with built-in robes, carpet, and block-out blinds, ideal for family living. The heart of the home is the open plan living area, seamlessly integrating the kitchen, dining, and family spaces. The kitchen boasts neutral tones with white stone benchtops, white lower cabinetry, and timber-look overhead cabinets. Appliances include a four-burner gas cooktop, oven, dishwasher, and double stainless-steel sink. A walk-in pantry provides ample storage. Two distinct living areas ensure there is space for everyone. The main living room, with tiled flooring and sliding glass doors, opens to a covered alfresco patio, perfect for outdoor entertaining. The front lounge, with wide windows and plush carpeting, offers a cosy retreat for quiet evenings. The home is equipped with ducted heating and reverse cycle air conditioning in the main living area, ensuring year-round comfort. Additional features include a family bathroom with a deep bathtub and a fully tiled shower, a separate toilet, a laundry with rear garden access, and ample storage throughout. This solid family home, built in 2019 and meticulously maintained by its only tenant, is perfect for first home buyers, families, and investors. Enjoy the convenience of a double lock-up garage and a low-maintenance garden. Located less than a thirty-minute commute to central Geelong, this property offers the best of both worlds – a serene coastal lifestyle with urban convenience. Inspect today. - Four bedrooms, two bathrooms, two living areas - Built in 2019, well-maintained by a single tenant - Ducted gas heating and reverse cycle air conditioning - Double lock-up garage and side access - Sought-after Oakdene Estate area, close to Devlin's Park - Located close to Kingston shops, local schools, amenities