

# 115 The Terrace, Ocean Grove, Vic 3226

## House For Sale

Saturday, 9 December 2023

115 The Terrace, Ocean Grove, Vic 3226

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 820 m2

Type: House



Ben Roberts  
0352543100



Dan Halsey  
0493776724

quoting \$3,600,000

Expressions of Interest Closing Friday 9th February 2024 at 5pm.  
The Feel: Defined by its inspired design, grand-scale living and resort-style entertaining, this exquisite architectural abode presents an unrivalled lifestyle on the doorstep of the Ocean Grove beach and town centre. Soaring across two superbly appointed levels with an elevated ocean outlook, the home rests atop a prime 815sqm (approx.) north-to-rear parcel, highlighted by a sumptuous outdoor entertaining zone. Underpinned by premium finishes throughout, this remarkable residence is an ideal option for large or multigenerational families having been expertly designed to accommodate dual or even triple living. Being offered fully furnished, the property also presents an outstanding turnkey opportunity to take advantage of short-term holiday rental demand, or to simply move straight in and start enjoying the very best the Bellarine has to offer.  
The Facts: -A luxurious family sanctuary, meticulously designed to embrace modern living & effortless functionality -Premium inner-village position, 300m to town centre shopping & dining, 400m to the beach -The residence pairs quality finishes throughout with sprawling dimensions all awash in superb natural light. -Two-storey layout is expertly configured for multigenerational living -Upper level is a parents' haven, highlighted by an open plan living hub oriented to capture a sweeping coastal outlook -Take in the views from the granite kitchen, fitted with 900mm freestanding oven, F&P dishwasher & WIP -Elevated balcony is the perfect spot for soaking up the salty sea air on a warm summer's day -Head inside to the theatre room where you can enjoy your own gold class experience complete with 82inch smart TV, Yamaha surround sound and luxury designer seating for 10. Ample in-built storage accommodates every gamers requirements. -Nearby, discover the sumptuous master suite appointed with huge WIR, automated block out blind, ensuite with double walk-around shower & private balcony -Downstairs, 3 further bedrooms - the largest with water views - all have spacious BIRs and are zoned alongside the enormous family bathroom and separate powder room -Continuing the well-designed layout, a generous home office could easily function as a 5th bedroom -The adjoining lounge, stone kitchen & dining area is perfectly equipped for effortless entertaining -Grab a drop from your under-stair cellar, with wine storage for 480 bottles -This light-filled lower living zone flows outwards to the fully private and landscaped rear yard -Multiple double glass doors provide various access options to the resort style alfresco zone, privately encased by established lush green walls -A solar & gas heated inground saltwater pool & spa offers the option of year-round usage -The freestanding pool house comes complete with its own kitchen (with dishwasher), evaporative cooling and separate private bathroom/wc -The adjoining separate paved BBQ area provides another entertaining zone. -Clean lines, high ceilings & expansive glazing enhance the sense of space & light -Central heating plus 5 x split system units ensure you'll be in year-round comfort -A huge laundry with stone benchtops & abundance of storage caters to family requirements -Ample off-street parking with a DLUG with epoxy flooring & convenient pull-through access for additional vehicles -A home gym offers flexibility for additional off-street parking -The 24m<sup>2</sup> rear workshop with soaring ceiling and drive through potential will appeal to tradies, car enthusiasts and DIYers -Additional features: Wi-Fi operated smart alarm system, intercom -Capability to be retrofitted with an elevator for enhanced accessibility -Leave the car at home & stroll to restaurants, cafes, shops & the beach -New exterior paint work & fully landscaped gardens with feature lighting ensure easy-care liveability -Offered fully furnished with professionally styled interiors, there's nothing left to do but move in & enjoy  
The Owner Loves... "It's the ideal combination of space, luxury and location that makes this a unique home. Views of the ocean are complemented by a leisurely walk to the beach and shops; everything is within easy reach. The house itself is all about quality finishes and family flexibility, backed by a relaxed holiday feel all year 'round."  
\*\*All information offered by Bellarine Property is provided in good faith. It is derived from sources believed to be accurate and current as at the date of publication and as such Bellarine Property simply pass this information on. Use of such material is at your sole risk. Prospective purchasers are advised to make their own inquiries with respect to the information that is passed on. Bellarine Property will not be liable for any loss resulting from any action or decision by you in reliance on the information.