

# 36 Sunset Strip, Ocean Grove, VIC, 3226



## Sold House

Sunday, 18 August 2024

36 Sunset Strip, Ocean Grove, VIC, 3226

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Harley Lewis



Josh McDonald  
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## Commanding Ocean Views

### Defined:

Designed to take advantage of spanning ocean outlooks across the green belt to Bass Strait, Lake Victoria and Point Lonsdale Lighthouse, this four bedroom, split level family home offers unrivaled natural ambiance and premium comfortability. Open plan in design, the upper level living, kitchen and dining area has the warmth of timber floors, integrating with timber decks on two elevations for multiple alfresco options. The east facing balcony is the ideal setting for your morning coffee while watching the sunrise, relishing in panoramic aquamarine views. Gatherings with family and friends are easily accommodated on the spacious rear barbeque deck, spilling onto the grassy backyard for children to play amongst established gardens and vegetable beds. The master bedroom enjoys upper level privacy, a renovated ensuite bathroom and walk-in robe, with two minor bedrooms and a study/fourth bedroom on the floor below. A fantastic coastal home, ready to occupy. This outstanding position is within walking distance to the beach and shops - also making it a fantastic option for holiday investors!

### Considered:

Kitchen – Open plan, galley kitchen with stone bench tops, breakfast bench, high end cabinetry, Black Acrylic Franke sink, 600mm Bosh appliances, feature tiled splashback, ample downlights & walk in pantry

Living/Dining – Large living and dining area with ocean views, timber flooring, vaulted ceilings, downlights, plantation shutters, highlight windows, split system air conditioning, wood fire, sliding doors to east facing balcony with ocean views and rear deck for entertaining

Master Suite – Private upper level position with walk-in robe, carpet, windows with rear garden outlooks, ceiling fan, downlights, ensuite bathroom with floor to ceiling Subway tiles, shower, double vanity, feature black tapware and oval mirrors

Additional Bedrooms – Roller blinds, downlights, ceiling fans & all with built in robes

Study/fourth bedroom – Roller blinds, downlights & ceiling fan

Main Bathroom – Spacious and functional downstairs bathroom with bathtub, vanity, Caroma tapware and water closet

Outdoors – East facing balcony encapsulating views of Bass Strait, Lake Victoria and Point Lonsdale Lighthouse. Rear deck ideal for barbeques and entertaining with wind-down blinds, grassy backyard with established gardens and trees, vegetable beds, garden shed, under house storage and double lock up garage

Close by facilities – Twelve Sea Cafe, Kingston Village Shopping Precinct, local beaches, Surfside Primary School, Star of The Sea Primary School, Bellarine Secondary College, public transport, Medical Facilities, Bellarine Aquatic Centre, Ocean Grove Football & Netball Club and Ocean Grove Soccer Club

Ideal for – Families, couples, investors and professionals

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