

# 49 Curzon Drive, Ocean Grove, VIC, 3226



## Sold House

Sunday, 18 August 2024

49 Curzon Drive, Ocean Grove, VIC, 3226

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Harley Lewis

## Easy Family Living with Space and Seclusion

Defined: Delivering low-maintenance family appeal, this private home marries practical living with a premium corner address, stretching its light-filled proportions across a single-level layout, where three living zones, stone-topped kitchen and four bedrooms promise space and seclusion for families, holiday-makers or the savvy investor.

Stylishly appointed throughout, the home's modern open plan layout showcases its appealing hosting ability while ensuring an effortless everyday lifestyle for those requiring space and separation. With a front living room, central family zone and a rear games room, the home offers something for everyone.

With space outside for the kids to run, the rear yard offers a blank canvas for the green thumb or a private play space for kids ideal for a trampoline, backyard cricket or tiggy. Positioned amidst a family-friendly community, where shops, parklands, schools and the coast all span within proximity to home.

Considered:

**Kitchen:** Stone benchtops, island bench with dual sink and chrome tapware, overhead cabinetry and a corner walk-in pantry, stainless steel rangehood, gas cooktop and underbench oven. Generous fridge cavity with plumbing, and dishwasher.

**Living:** Front-facing windows, carpet underfoot, warm neutral tones present an inviting space for formal living.

**Open Plan Living:** Centrally positioned to bring everyone together across both living and dining zones. Tiled floors, with glass sliding doors connecting indoor/outdoor entertaining across an alfresco.

**Master Suite:** Opulent in size, with a walk-in robe and ensuite complete with oversized shower and generous vanity.

**Additional Bedrooms:** Set within a bedroom wing, three robed-bedrooms provide generous proportions and retreat-like space for children.

**Main Bathroom:** With both a shower and tub, single stone-vanity, and window.

**Outside:** Spanning a manageable 571sqm (approx.) allotment, a low-maintenance garden appeals with easy-care peripheral gardens, separate side access for trailer/boat/caravan parking and a rear shed. Alfresco entertaining helps merge the indoors with the out, while sweeping gardens to the front offer an appealing entrance.

**Luxury Inclusions:** Gas ducted heating and evaporative cooling, downlights throughout, custom blinds, rear garden shed, solar panels, easy-care gardens, rear secure fencing and double garage with additional off-street parking across the driveway.

**Close by Facilities:** Local playground and reserve, Headstart Early Learning Centre, Ocean Grove Shopping Centre, Surfside Primary School, Bellarine Secondary College, Our Lady Star of The Sea Catholic Primary School, Bellarine Aquatic & Sports Centre, Ocean Grove Skatepark, Buckley Park Foreshore Reserve, Ocean Grove Beach and main shopping/cafe precinct.

**Ideal For:** Families, large or small. Holiday-makers or investors.

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