

## 12 Ashwood Close OCEAN GROVE VIC

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Pleasantly tucked away in a very private court, this three bedroom home boasts modern design features on a smart low maintenance sized block. Relaxing atmosphere is ensured by the head of the court location and neighboring reserve that meanders its way through the Parks for walks amongst the wildlife. A quick stroll to the shops is offered via walking tracks linking your street to medical and retail facilities, while schools and sporting amenities are just a little further on. The home itself is smartly designed with high quality and stylish flair. High ceilings, polished concrete floors, glass mosaic tiles, stunning pendant lighting and attractive landscaping feature to create a one off, individual design.

Upon entry, a master boasts both WIR and ensuite. The extra large shower features tiled base and stainless steel frame. A second bedroom lies across the hall and enjoys double aspect windows, while a third is located at the opposite end of the home close to a family bathroom. All bedrooms feature carpet underfoot with ceiling fans for comfort. A bright white colour scheme in the open plan living space enhances the outlook from double sliding doors leading to a lovely landscaped decking area. Expansive in size, the deck runs almost the entire width of the yard allowing native plantings to create a natural screen. Inside, weaved globe style pendant lights create drama across the dining and breakfast bench, beautifully setting off the dappled green glass mosaic splashback. Stainless steel Chef appliances and white benches atop timber look cabinetry complete this space. Privately located from a second hallway lies the third bedroom, laundry, separate toilet and bathroom. Similar in design to the ensuite, the bathroom boasts extra large tiled shower, huge storage and relaxing bath. The laundry accesses a rear yard, quite generous in size leading behind the double garage with remote access. A sheltered porch links the garage to the home ideal for staying protected from weather. Attractive timber feature fencing adjoining the brick and weatherboard facade giving a natural earthy impression, continuing the atmosphere of the surrounding nature reserve.

Worthy of an inspection, this quiet little out of the way pocket will truly surprise and impress.

**Price** : \$ 370,000  
**Land Size** : 467 sqm  
**View** : <https://www.bellarineproperty.com.au/1503274>



**Dan Halsey**  
03 5254 3100