




9 Wiltons Road OCEAN GROVE VIC

3  2  5 

The land is big enough to subdivide into multiple blocks (STCA) with views.

Set back off the street, accessed by an agapanthus lined driveway running up the side of the hill, this once stately home boasting impressive proportions requires a little care and maintenance to bring it to its former glory. For those who are looking for extensive grounds and are not reluctant to put in some work, the home will appeal due to the plot large enough to house sprawling gardens, a pool, or even a tennis court. Your options are endless.

Sweeping panoramic views are enjoyed from the wide elevated verandahs extending the South and West faces of the home. Lake Connewarre, Barwon Estuary and even Barwon Heads Bridge can be seen from both inside and along the extensive outdoor areas. The home is impressive in its size and the original level of quality with which it was built. Modern features such as downlights, high ceilings, tall doorways and timber windows that extend to the ceiling feature throughout the extensive floorplan. Living is open plan with formal living and dining zoned in one wing along with a study, master bedroom, dressing room and large ensuite. With outlooks towards both the emanating views and private secluded courtyard, the formal living area is heated by a dividing open fireplace. Two further bedrooms, laundry and central bathroom are again all impressive in proportions and are at the opposite end of the home, separated by the casual living. A slow combustion wood heater sits amongst built in entertainment units in the casual living, while a large split system exists for cooling. Once again double aspect windows within this area includes windows and glass doors leading to the central courtyard on one side and the view catching decks on the other. The kitchen retains original fittings and appliances with extensive cabinetry and overlooks an outdoor entertaining area upon the large deck.

A triple car garage adjoins the home including workbenches, while a second double bay shed is located nearby. The shedding on the property, accessed via gravelled driveways, is located on the East side of the home leaving the sprawling lawned gardens to the West, providing scope for extensive landscaping or other development (STCA). Large capacity water tanks are located on the property as well as ducted vacuuming within the home.

With scope to improve, this property offers potential for a sprawling masterpiece in a great location within old Ocean Grove.

Price : \$ 1,250,000
Land Size : 5270 sqm
View : <https://www.bellarineproperty.com.au/1503283>



Dan Halsey
03 5254 3100