




13 Aries Crescent OCEAN GROVE VIC

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Discover this multifaceted, serene beach home on the bend in Aries Crescent. Filled with light from extensive north facing glazing, this passive solar home is designed and built by Dennehy builders. Just 300m from the beach access, it occupies a 750sqm level corner block in a quiet and established minor street.

The living zones are nestled by tranquil private gardens and the expansive rear yard is geared toward self-sufficiency. The sum of these sort-after features places this home in a unique niche the Ocean Grove market.

Shrouded by native plantings, the angular, bagged brick facade begs the question What lies beyond? On entry, the impact of light and space is overwhelming. So open, yet so private. The entire north facing wall space is formed with glass, offering views over the alfresco entertaining space and lush gardens. Vaulted cathedral ceilings emphasize space, adding a palpable third dimension. The formal lounge and dining space boasts a Rinnai gas space heater, ceiling fans and built-in display joinery. Further in, this space adjoins the kitchen/living/dining hub. An internal hallway runs parallel with these living spaces; the bedrooms and wet areas bud off to the south. The floor plan boasts zoning that facilitates quiet time and privacy, or openness for entertaining and air flow. Contemporary dcor is muted with soft grey tones.

Enjoy cooking in the modern chefs kitchen with Fisher and Paykel electric double oven, Bosch dishwasher and walk-in-pantry. From the dining space access the paved and covered entertainment area with climbing grape vine and tranquil bubbling pond feature. The adjoining living space is warm and bright with a second Rinnai heater and ceiling fans. The abundant glazing brings the outdoors in. The well-lit south facing bedrooms include; an open plan master suite with en suite, toilet, walk-in robe, and two further double-size bedrooms with built-in robes that flank the family bathroom and toilet. A compact, practical laundry with backyard access completes the plan.

A number of eco features give this property a green edge, including; solar/gas hot water, a north facing high pitched gable ideal for solar panels, UV rated north facing external sun awnings and 5800L rain water storage. All vehicles are catered for, with a double garage to the faade, a second large double garage to the rear and an additional parking bay within the fence line for a caravan motorhome or boat. The opportunity for self-sufficiency comes with the substantial vegie garden (13x3.5m) and fruit trees. An RACV monitored security system keeps your investment safe.

If the stars align, this excellent property in Aries could be yours! Inspect without delay!

Price : \$ 565,000

Building Size : 2 Sqrs

Land Size : 750 sqm

View : <https://www.bellarineproperty.com.au/1503314>



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