



1 The Esplanade Ocean Grove VIC

5 3 2

Without a doubt Ocean Groves most coveted address, offering ocean, river and bluff views with direct access to Main Beach precinct, the location remains off street and secluded, nestled amongst local Moonah. Four levels of absolute luxury link for fabulous family living or exclusive holiday entertaining. A true coastal playground!

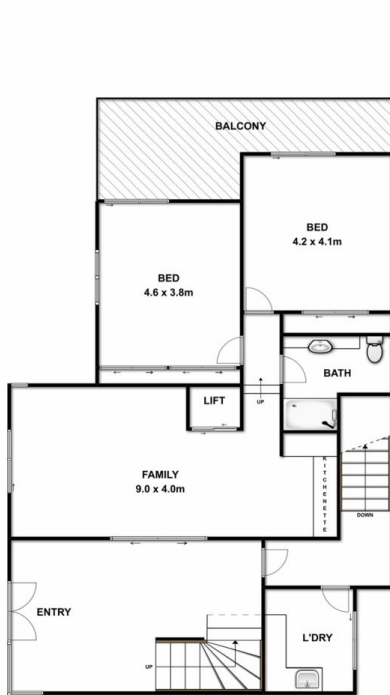
- Home of hi-tech and absolute luxury across 4 levels maximises views with location to envy
- Top level open plan spills through dual bifolds to combine warm north aspect with south views
- Sense of seclusion and privacy even when open to the surrounds with no overlooking properties
- Gas pebble fire creates an ambient focal point plus pleasant source of winter warmth
- Glass elevator provides access to all four levels including garage and top floor terrace
- C-Bus control of heating/cooling, CCTV, elec. gating & hi-fi system via all web-enabled devices
- Ocean views from the kitchen sink add to the quality features of the high end kitchen
- Inc. dual wall ovens, integrated coffee machine & MW, double wine fridges & butlers pantry

Land Size : 540 sqm

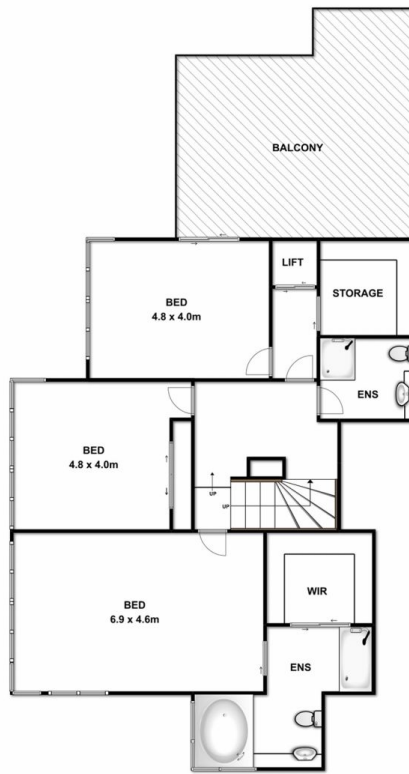
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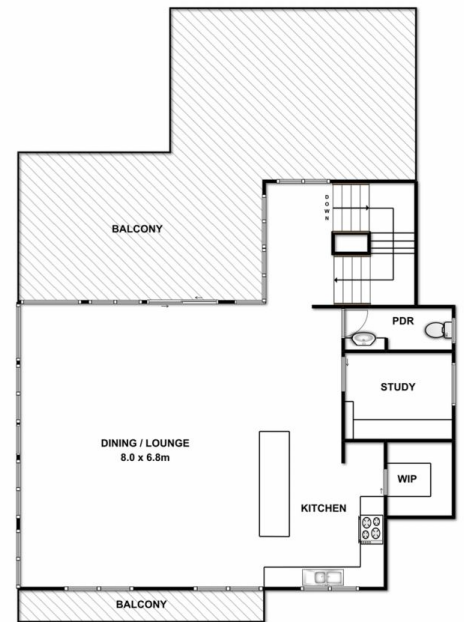
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GROUND FLOOR
(GARAGE BELOW)



INTERMEDIATE FLOOR



UPPER FLOOR



1 THE ESPLANADE, OCEAN GROVE

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.