



**1/44 Epworth Street Ocean Grove VIC**

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Set in a highly sought after Old Grove position- this 3 bedroom townhouse is ideal for all year entertaining and a contemporary coastal lifestyle. Perfectly positioned, 10 minutes walk to Ocean Grove cafes and shopping, and a little further on to the surf beach. Only recently constructed, this brand new home boasts luxe concrete flooring to the main downstairs living hub, all new appliances and joinery, sparkling kitchen and wet areas, ducted heating and cooling. The main living and entertaining flow freely outdoors to the manicured low maintenance garden framed by double glass slider doors. Kitchen with dishwasher, gas cooktop and electric oven. Study/Homework nook is conveniently located on the lower level. There are 2 separate outdoor spaces, both securely fenced and private with a rainwater tank for garden watering. Carpet to all bedrooms and upstairs living, and ceiling fans to circulate the summer breeze. The master bedroom wing buds off the main downstairs living, with own ensuite and walk in robe. There is a separate powder room for guests also located off this hallway. Upstairs, another 2 sunny bedrooms with large built in robes share the bathroom- well equipped for family living with a bath tub and separate WC. Separate living zone upstairs with split system provides a separate

**View** : <https://www.bellarineproperty.com.au/5768652>



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