

**1 Fontaine Court, Ocean Grove, VIC, 3226**



**House For Sale**

Monday, 28 October 2024

**1 Fontaine Court, Ocean Grove, VIC, 3226**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Nick Ford

## **An Exclusive Small Acreage Lifestyle**

Spanning 1.2 acres (approx.) of enchanting gardens and open green spaces, this timeless family home presents as a sanctuary of tranquillity in the elite small-acreage pocket of Belleview Estate.

A picture of elegance beyond an elm tree-lined return driveway and curated entry of standard roses and formal borders, this treasured brick classic is presented to market for the first time ever, forming an offering of true lifestyle indulgence.

A freshly painted and re-carpeted interior is introduced by rich redgum floors and decorative cornices, with French doors unveiling collections of formal, casual, and serene alfresco spaces.

A formal lounge is designed for quiet relaxation beside an open fireplace, while the timber kitchen complete with Asko dishwasher presides over the main family hub, extending the charm with its bay window seating and picturesque garden outlook.

Beneath a grapevine draped arbour, an alfresco patio benefits from a north-rear aspect, providing an idyllic spot for hosting family get-togethers as kids run freely in the grassy expanse, backed by a soundtrack of local birdsong.

Generous family accommodation provides ample space for rest, including a spacious main retreat with walk-in robe and ensuite, while a family bathroom delights with its terracotta tiles and clawfoot bath, servicing a further three robed bedrooms.

Ducted heating and reverse cycle air-conditioning provide modern comforts, with an oversized single garage, an open boat shed, garden storage, and concealed raised vegetable beds leading a list of on-site amenities.

Enjoy the home's classic charm or reimagine the home's potential on this coveted small acreage site, just moments from surf and swimming beaches, riverside walking trails, and the thriving Ocean Grove town centre.