

**15 Kalinga Road, Ocean Grove, Vic 3226**



**House For Sale**

Tuesday, 7 January 2025

15 Kalinga Road, Ocean Grove, Vic 3226

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 647 m2**

**Type: House**



**Brock Grainger**  
0427855157



**Brilee Stephenson**  
0412496033

**\$1,550,000 - \$1,650,000**

Private inspections available on request Nestled within the exclusive Blue Waters Lake precinct in 'old' Ocean Grove, this delightful architecturally designed home with lake frontage features light-filled living spaces, three north-facing decks and direct garden access to the lake and its surrounding walking tracks. The location of the house creates the real sense of living within a forest, with abundant bird life among the beautiful tree canopy. Set back from the street, the house is spread across three levels providing privacy and separation of living spaces for a growing family. Entrance from the front of the property is into the light-filled main living/kitchen/dining area featuring beautiful Jarrah flooring and four floor to ceiling windows which flood the living area with natural light. The living area provides direct sliding door access onto the large alfresco deck area where you can relax and experience spectacular sunsets. The well-equipped modern kitchen features a large breakfast bar, Bosch 5 burner gas cooktop, Miele oven and dishwasher and ample storage including a walk-in pantry. This level also has two spacious bedrooms with built-in robes, main bathroom with shower and bath, and separate toilet. The laundry has storage space and exits directly onto a front deck with drying area. The master suite is located on the top floor of the property and has spectacular views across the lake and treetops from its private balcony. The bedroom is spacious and features a walk-in robe and ensuite bathroom. Adjacent to the bedroom is the dedicated office/parent's retreat area. The lower level features a large light-filled living space with floor to ceiling windows ideal for a teenage retreat, rumpus room or guest wing. This room has direct access onto the lower deck via sliding door. The spacious north-facing back yard has a beautiful established garden with mature trees, and through the rear gate the lake area is immediately accessible. At the front of the house is a large separate outdoor rumpus/games room, accessed via glass sliding doors, which could also be used as an office or parents retreat. Additional features include ample under house storage, 2 garden sheds, ceiling fans in 3 bedrooms, gas ducted heating and split system heating/cooling in the main living space. This location is highly sought after and this fabulous property is a rare offering to the market. Centrally located, it is a 12 minute walk to main beach and Barwon River, a 10 minute walk to Ocean Grove Primary School and provides easy access to Ocean Grove's main shopping street, Ocean Grove Golf Club, Lake Avenue Reserve with its children's playground, and the Bowling Club.