

**20 Awaroa Street, Ocean Grove, VIC, 3226**



**House For Sale**

Thursday, 28 November 2024

20 Awaroa Street, Ocean Grove, VIC, 3226

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Harley Lewis



Josh McDonald  
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## Space and Serenity with a Coastal Address

Defined: Stylishly crafted across a north-facing single level, this light-filled family home offers an immaculate interior that beautifully complements its established outdoor spaces.

Providing a sanctuary of privacy and low-maintenance living nestled within the welcoming embrace of a family-friendly neighbourhood, its spacious layout introduces three zoned living spaces, four bedrooms, a dedicated home office and a central culinary hub. Perfect for the growing family, with convenience to Kingston Village, Ocean Grove Surf Beach and choice in premium education.

Considered:

Kitchen: Stone waterfall benchtops, Smeg underbench oven, gas cooktop, and integrated dishwasher. Spacious walk-in pantry, dual sink with chrome tapware, and large peninsula with breakfast bar.

Open Plan Living/Dining: Engineered timber floors, large windows with views across the private yard, glass sliding doors to rear alfresco, downlights, custom roller blinds.

Lounge: Plush carpet underfoot, window with roller blind, downlights, and alfresco deck aspect.

Master Suite: Large ensuite with dual vanity, separate bathtub, large shower with tiled base and niche, and private toilet. Walk-in robe, carpet and street-facing aspect.

Additional Bedrooms: Three bedrooms, each to the rear and presenting with plush carpet and built-in robes.

Main Bathroom: Single vanity with underbench storage, standard shower with tiled base, and separate toilet.

Outside: A covered deck alfresco introduces low-maintenance gardens, perfect for those who love to potter. Set across a 629sqm (approx.) allotment, the rear yard provides secure space for children and the family pet, alongside a rear shed and double garage with drive-through access to trailer parking.

Luxury Inclusions: Gas ducted heating, split-system air conditioning, separate theatre room, north-facing home office, guest powder room, and spacious laundry with side access.

Close by Facilities: Devlins Road Recreation Reserve, Devlins Park, Ocean Grove Nature Reserve, Market Place Shopping Centre, Ocean Grove Surf Beach, Surfside Primary School, Our Lady Star of the Sea Primary School, Ocean Grove Primary School, Bellarine Secondary College, St Ignatius College, Kingston Village, Ballarine Aquatic and Sports Centre, and The Parade cafe precinct.

Ideal For: Large or growing families.

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