

# 236 Coastal Boulevard, Ocean Grove, Vic 3226

## House For Sale

Tuesday, 7 January 2025

236 Coastal Boulevard, Ocean Grove, Vic 3226

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 544 m2**

**Type: House**



Toby Lee  
0352543100



Kate Lane  
0352543100

**\$890,000-\$970,000**

**The Feel:** Built to a high standard only a few years ago, this impeccably presented 4-bedroom home is a wonderful example of contemporary coastal design underpinned by a true entertaining focus. Over a sprawling single level, the flawless residence showcases a choice of fresh, open living spaces elevated by the beachy appeal of lofty raked ceilings, a modern streamlined aesthetic, and quality inclusions throughout. Connecting seamlessly to an expansive alfresco area and privately enclosed rear yard, it's the perfect place to unwind or entertain, all while residing just moments from schools, shops, and the beach.

**The Facts:** -Flawless 4-bedroom family home on a well-thought-out 544sqm (approx.) block -Smartly designed to offer a balance of relaxed refinement & effortless functionality -Flowing single level layout with a focus on indoor-outdoor living -A statement timber pivot door sets a sophisticated tone from the outset -Quality finishes, a contemporary palette & wonderful natural light set a modern coastal ambience -Spacious open plan family domain presents as the social heart of the home -A soaring raked ceiling enhances the sense of space -VJ roof panelling & wide-board flooring add texture & warmth -Striking 6m-long stacker doors enable a seamless flow to an undercover alfresco deck -Quality continues within the chic kitchen, including stone benchtops & fitted WIP -A 900mm oven, Fisher & Paykel d/w & Franke double undermount sink will delight the home cook -Separately zoned sitting room provides a quiet space or ideal teen retreat -French doors introduce a stunning main bedroom with custom WIR & ensuite -3 further bedrooms feature fitted BIRs & share a stylish bathroom with built-in tub -Both bathrooms are equipped with floating vanities, brushed nickel fixtures & stone benchtops -Privately fenced rear yard features firepit zone & plenty of grassy space for kids to play -A 12m-long alfresco patio provides ample space for hosting family & friends -DLUG with internal & rear access is complemented by generous street parking -Ducted heating & reverse cycle a/c ensure year-round comfort -Additional quality features: double glazed windows throughout, high ceilings, exposed ag paths, composite decking -Fully landscaped gardens means there's nothing left to do but move in -Set back from the street behind a double footpath -Welcoming family neighbourhood within Kingston Coast Estate, popular for its walking tracks & parkland -Close to schools, sporting facilities, Ocean Grove Market Place & Kingston Village Shopping Centre

**The Owner Loves....** "Being able to fully retract the stacker doors to create one huge indoor-outdoor room makes it such a great house for entertaining! Whether hosting summer barbecues or unwinding beside the fire-pit in the cooler months, there's a space for every occasion."

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