



4 Warrumbungle Close OCEAN GROVE, VIC



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## Picture-Perfect Cottage in Quiet Cul-de-sac

There's a charming old-world feel to this impeccably-presented, modern, Australian cottage, with a mature, manicured garden, classic bull-nosed verandah - and many touches of Victoriana throughout. The front garden is a sea of green shrubbery and hedging, with a driveway to a single lock-up garage and a path to the front entrance. Off the central hall, the master bedroom enjoys views of the garden, a walk-in robe and a very neat ensuite. Passing under a feature hallway arch, an open-sided sitting room has a tranquil view and access to a west-facing outdoor terrace with a most impressive rose garden. Two more bedrooms with built-in robes share a second bathroom that features a shower, bath, vanity, and a separate WC. The hall opens to a bright kitchen/dining/lounge area with delightful glimpses of garden through the northern windows and sliding door. The kitchen has a return bench with a double sink, and a Fisher and Paykel electric oven, 4-burner gas cooktop and rangehood. You can choose to dine inside - or outside on the north-facing terrace under the shade of the sailcloth. Here you'll be surrounded by a smorgasbord of flora, including, roses, azaleas, magnolias, avocados, wisteria, lemon and lime trees. There's also a vegetable garden, and a 2,000 litre water tank. Year-round comfort is provided by ceiling-ducted gas heating.

**Price:** \$530,000 - \$570,000  
**Property Type:** House  
**Land:** 442 m2

# HAYDEN

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