



1/30 Loch Ard Drive OCEAN GROVE, VIC



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## Position Perfect

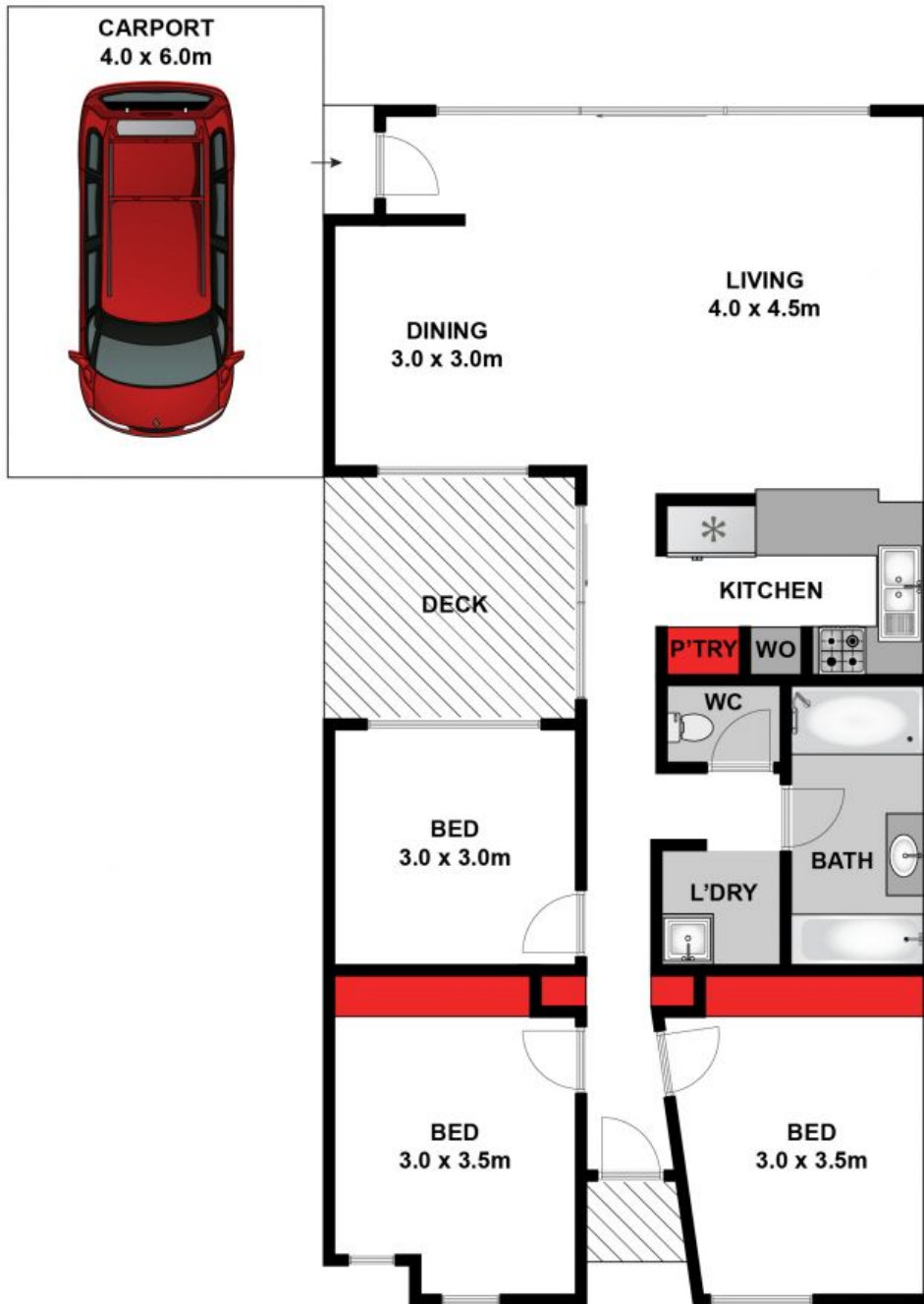
With only steps to sink your toes in the sand the locale of this property offers true coastal bliss. A low maintenance home ideal for easy, simple beachside living. The orientation of this architecturally designed home masterfully harnesses a northern sun path with the southerly ocean breeze, creating an apex of dreamy beautiful light and sublime silky airflow. The interior is showcased with hardwood floors, raked ceilings, clerestory windows, and the design of gentle curves and angular lines merge effortlessly to kindle light and shadow. The floorplan set on single level ease, offers a north facing living area that naturally flows to the landscaped front garden and deck via oversized timber framed sliding doors. The modern u-shaped kitchen, upgraded with s/s appliances, looks out to both the living area and deck. The deck itself is new and nestled within the confines of the house, creating synchronicity with the indoor-outdoor areas. Two bedrooms are placed at the rear of the domain, with generous BIRs and tall vertical windows. The abode is further complimented with a separate room overlooking the deck. This room with its expansive glazing and timber flooring is idyllic as a workspace, second living area or third bedroom. The three separate wet rooms of the laundry, separate WC, and renovated bathroom are set in their own on

**Price:** \$500,000 - \$550,000  
**Property Type:** Townhouse  
**Land:** 304 m2

# HAYDEN

Hayden Real Estate -

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Approx. Area 96m<sup>2</sup>

Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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