



4/69-71 The Avenue OCEAN GROVE, VIC



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Just 100m from the Shops.. What a Position!

Leave the car at home and walk or cycle to everything! With The Terrace's retail and cafe precinct on your door step, a short walk down Presidents Avenue to the popular main beach. This fantastic property is all about lifestyle. Located directly opposite the village green and adjacent to the library, this two-storey solid brick townhouse is set in a block of seven units. Number 4 is tucked to the rear away from the street and delivers on low maintenance beach living. This is a crackin' opportunity for first home buyer couples and downsizers desiring a high walk score Old Grove property. For portfolio investors focussed on permanent tenancy, the long-term benefits are telling, and for a short-stay income strategy there is no denying the holiday rental potential. The townhouse is in excellent condition and immaculately presented, offering scope for personal touches. The ground floor is designed with dual entry, one directly from the communal courtyard, and the other from the double carport. The open plan downstairs is distinctly zoned between the lounge and dining area that flank the u-shaped kitchen. The kitchen is independent of these two living areas, yet with the intuitive layout the space can adapt to a central social area, and the bookend bench is great for extra counter seating. Natural light flows in from all directions.

Price: \$625,000

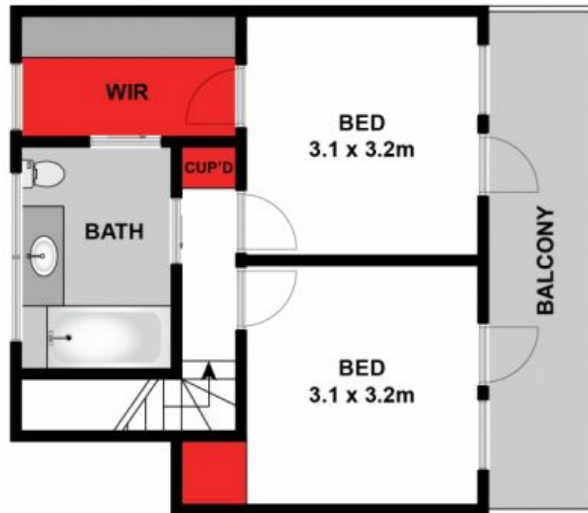
Property Type: Unit

HAYDEN

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FIRST FLOOR



GROUND FLOOR

Whilst 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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