



37 Loch Ard Drive OCEAN GROVE, VIC



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## Park Your Car and Walk to the Beach !

Homes with large blocks over 800m<sup>2</sup> are scarce, and certainly hard to come by in this area of Ocean Grove, fondly known as 'Collendina'. Set in the lifestyle pocket of Loch Ard, where superb positioning and a peaceful setting are a promise. In no time you will be living like a local with your daily stroll to the beach (only metres away), cafe and the Ocean Grove hotel. This O'Dowd house will impress, with its solid build and aesthetic appeal of double-brick and timber ceiling. Perfectly orientated with its solar passive design, the main living spaces are showcased with clerestory windows, a raked ceiling and expansive glazing that takes your gaze out to the verdant native garden. Further afield, the garden overlooks the neighbourhood oval, giving the property a boundless feel. The bedrooms (BIRs) are placed on the southern elevation, where evening sea breezes can float in. The skylight bathroom is intuitively positioned to offer ensuite use to the bedrooms, plus access from the open plan. The neat & tidy galley kitchen has a ceramic hob with a Westinghouse s/s oven, plus a DWS. The adjacent laundry is very convenient and clever with a second (sep) WC, workspace niche and larder shelving. It's more a butler's pantry than a laundry and can even be the perfect drop zone for school bags! Outside storage and space is plentiful with a

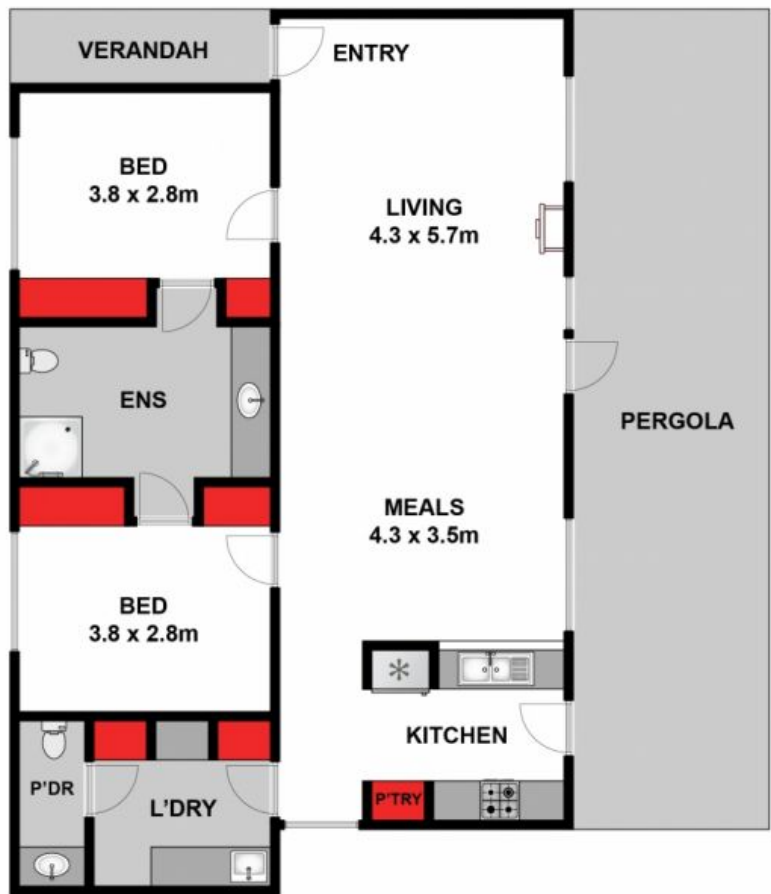
**Price:** \$590,000 - \$640,000  
**Property Type:** House  
**Land:** 808 m<sup>2</sup>

# HAYDEN

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(NOT IN POSITION)

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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**HAYDEN**

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