



2/31 Draper Street OCEAN GROVE VIC

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Brand new, single level, deluxe unit in prime position opposite the peaceful Ocean Grove Park. An easy 300m walk to the main street, you'll love being this close to town and only 800m to the beach. Contemporary design, first-class fittings, fully landscaped and finished 'turn-key' ready, this unit will make an ideal weekender, investment or permanent coastal home.

The home is made up of three bedrooms, two bathrooms, two living areas, a study, an open-plan kitchen/meals/family area and a protected north-facing alfresco area. Environmentally conscious design ushers in the light, while modern, high-end finishes bring in the luxury.

Square-set throughout, the contemporary style is on full display in the timber floored, open-plan kitchen/dining/living area. The kitchen is finished to a high standard and features stone benchtops, glass splashbacks, soft-closing drawers and European (Smeg) appliances that include a dishwasher. An island bench with a breakfast bar separates the kitchen from the living area.

More modern luxuries feature in the two bathrooms where top-of-the range fittings have been chosen along with in-situ shower bases and frameless shower screens.

Bedrooms two and three feature built-in-robos; the master has a walk-in robe and a five-star ensuite. The master bedroom opens through French doors to a private courtyard.

The home offers two living areas - the family area at the rear of the home that opens to the covered alfresco entertaining zone (and garden) and a second, light-filled living area near the front of the residence. This room faces a shared internal courtyard and opens to a private second courtyard.

With views to the park, there is a separate study with an in-built desk and overhead cupboards. The house also has a dedicated European-style laundry area with sink.

The home holds a 6 Star energy rating and will feature either a 2000L rainwater tank connected to the flushing systems or a solar hot water system. Double glazed windows and doors have been fitted to the bedrooms and family/kitchen areas.

Light, bright and immaculate throughout the unit also features Fujitsu split system air-conditioning, ducted heating, a remote double garage (with both internal and garden access) plus off-street parking. The turn-key finish includes window dressings, a clothesline, TV antenna and letterbox.

This incredible unit is a tremendous opportunity to join Ocean Grove's inner circle. Arrange to discuss today!

Price : \$ 682,500

View : <https://www.bellarineproperty.com.au/1503241>



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