



## 9 Arlia Mews OCEAN GROVE VIC

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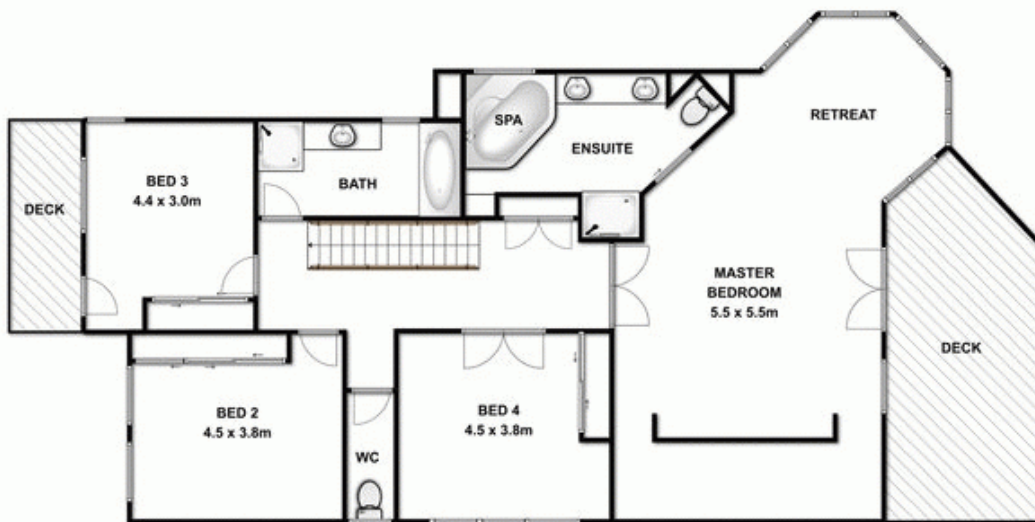
With proportions to rival a five star penthouse this home provides a space for every member of the family to lose themselves in their own private oasis. With feature columns and glass balustrading to the street front balcony the property is reminiscent of an exclusive Noosa address. Centrally located in The Parks Estate between the wetlands, the shopping centre and childcare and aged care facilities the four bedrooms, three living areas and complete home office is spread over two levels with a number of outdoor spaces to enjoy any form of weather. This builder's own home has been finished with high quality features and extremely generous proportions.

Extensively custom fitted, the office is located at the front of the home to conveniently allow a small business to operate without impacting family life. A formal living zone also sits at the front of the home and features a split system as an alternative to the ducted heating throughout. The open plan living at the rear of the home consists of a picturesque dining zone flooded with natural light owing to the vast bay of windows with views to the garden beyond. Casual living joins the all white modern kitchen fitted with stainless steel appliances and recently updated Caesarstone surfaces and

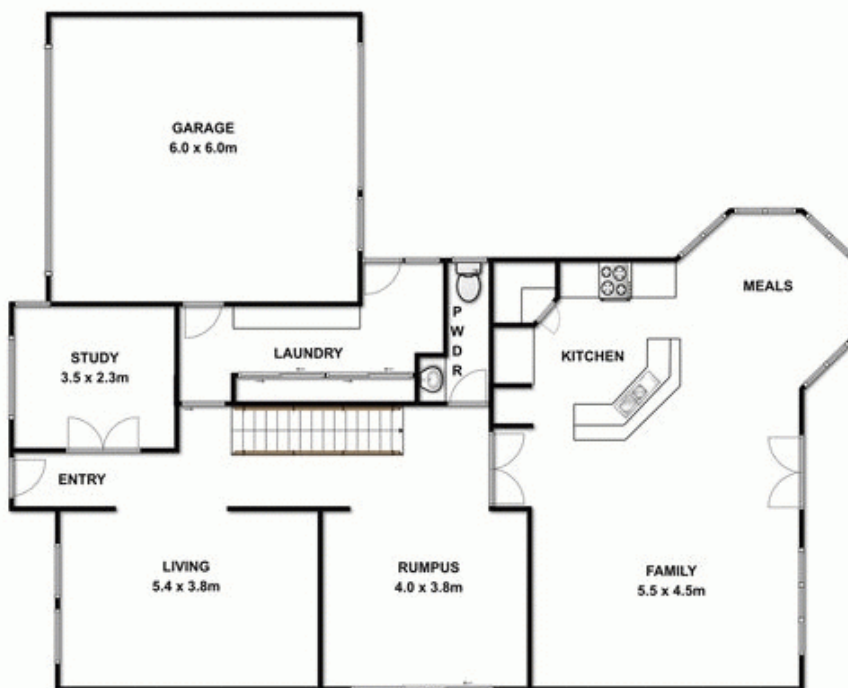
**Price** : \$ 521,500  
**Land Size** : 575 sqm  
**View** : <https://www.bellarineproperty.com.au/1503251>



**Dan Halsey**  
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**FIRST FLOOR**



**GROUND FLOOR**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.