



## 2/135 The Terrace OCEAN GROVE VIC

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This architect designed modern townhouse combines urban sophistication and spacious efficiency with incredible ocean views and a central location. The result is a particularly attractive and immensely liveable home that maximises your opportunity to enjoy a luxurious and rewarding Surf Coast lifestyle.

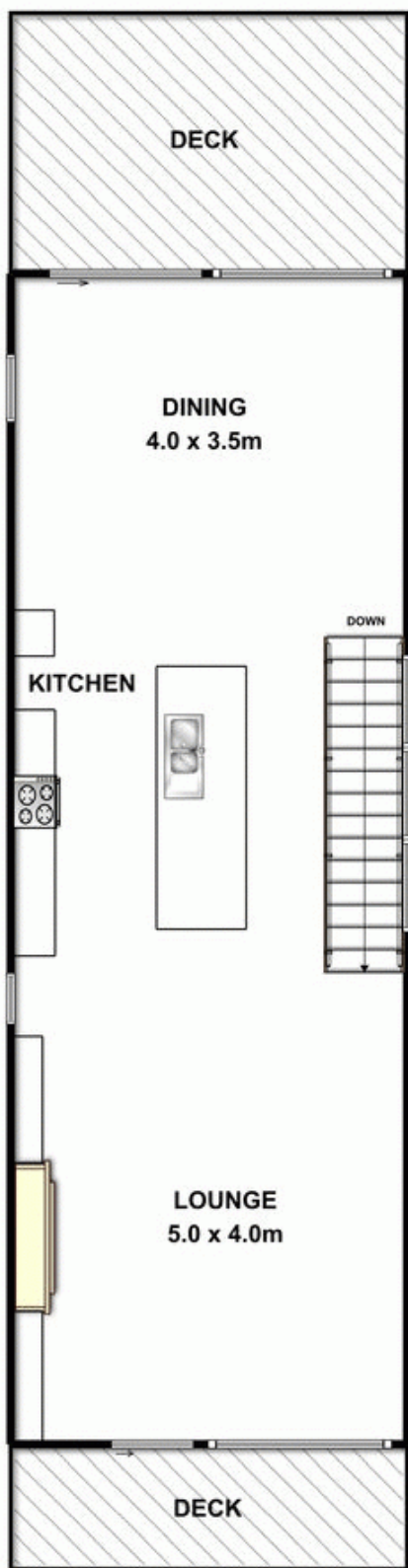
The immaculately presented home was built by the current owner/occupier which explains its high quality build, attention to detail and numerous made-to-measure features. Deceptive from the front, the home feels far larger on the inside thanks to its smart design and elements such as the internal lightwell, high ceilings, tall double-hung windows, polished timber floorboards and its open plan living area.

Located on an elevated block the home is only 250m to a beautiful swimming and surf beach and is close enough to the ocean to see surfers on their boards. The home is also a convenient 550m to the town's main shopping street and not far from a secondary school and several primary schools. There are also many recreation facilities nearby including the Shell Rd Reserve and the aquatic centre. For

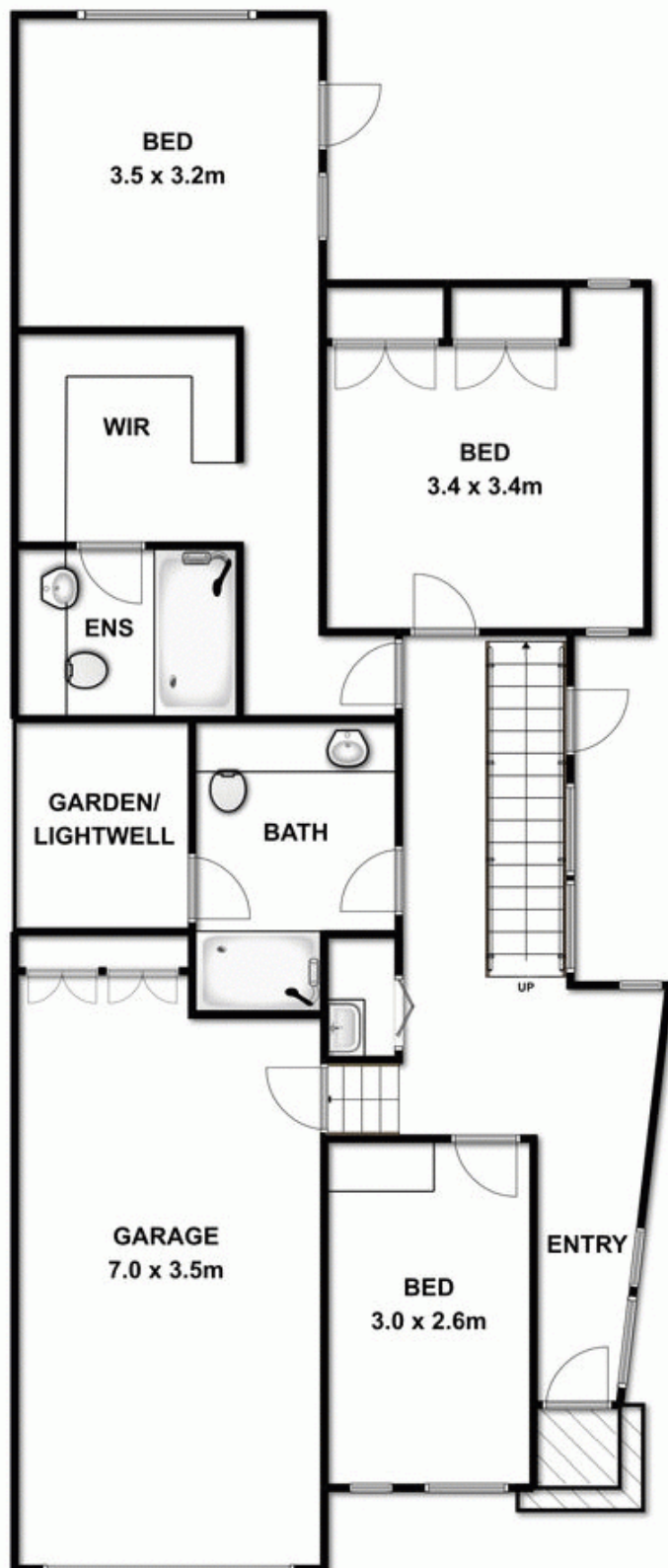
**Price** : \$ 760,000  
**Land Size** : 274 sqm  
**View** : <https://www.bellarineproperty.com.au/1503267>



**Dan Halsey**  
**03 5254 3100**



**LEVEL 1**



**GROUND FLOOR**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, 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.