



### 1/33 Holburn Rise OCEAN GROVE VIC

3 2 1

Are you in need of a change? Something fresh, contemporary and in a convenient location? Take advantage of this quality opportunity! Also, this is your chance to receive significant savings on stamp duty on your very own home in the heart of Ocean Groves Parks Estate.

The modern multi-fronted facade of this solid brick home, with an elegant angled roofline will greet you. Single storey and comprising of three bedrooms, plus study and open planned kitchen/dining/lounge area. This living hub opens to the north facing alfresco, for your summer BBQs and family gatherings. If this isn't enough, only 100 metres away is the lake and park, and another 400 metres from the market place.

The three bedrooms are well located down the hallway away from the main living area. The master features en suite and WIR. The other two are serviced by the main bathroom and include BIRs.

Everything is taken care of, leaving nothing for you to do other than choose whether you go for a beachy relaxed vibe for your colour palette or perhaps a modern, slick feel? It's up to you! The flooring is easy care tiling in the living areas and plush new carpet underfoot in the bedrooms.

**Price** : \$ 419,000  
**Land Size** : 324 sqm  
**View** : <https://www.bellarineproperty.com.au/15033>  
 50



**Christian Bartley**  
 03 5254 3100