



### 3 Amberwood Way OCEAN GROVE VIC

4 2 4

This home is priced to sell. The vendors are ready to move on. Anyone is a buyer at this price! Make your offer. Finish with the weekly open inspections and the rest of the buying hustle and bustle!

This home is perfect for the family or as an investment with the potential to reap up to \$450 per week.

- The modern multi-material facade is very attractive
- Low maintenance gardens for your benefit
- The kitchen features stainless steel appliances surrounded by the Caesar stone bench
- Multi-functional living areas are perfect for the family
- The master bedroom is complemented with vertical windows and plantation blinds
- The second bedroom is located off the living area which could also be used as a study
- The other two bedrooms are situated off a small hallway perfect for kids bedrooms with minimal noise
- Ducted heating and evaporative cooling will keep you the right temperature
- The home features the double garage with rear access which always comes in handy

**Price** : \$ 457,500  
**Land Size** : 580 sqm  
**View** : <https://www.bellarineproperty.com.au/1503352>



**Christian Bartley**  
**03 5254 3100**



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.  
 Made with Metropix ©2011