



22 Melanie Place OCEAN GROVE VIC

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Straight out of a story book, this picture perfect cottage located conveniently close to shops and schools features four bedrooms (or three with rumpus room) on a low maintenance easy care block.

Street appeal is second to none with the crisp white facade consisting of decorative rendering, period detailing, bullnose verandah and timber fretwork, all perched behind the perfect little white picket fence.

Inside, the white decor continues through a fresh and modern kitchen consisting of Caesarstone surfaces and glass splashback, all set within a sunlit open plan living space.

The northerly aspect draws beautiful sunlight through floor to ceilings windows allowing yet another picture perfect setting of pretty cottage gardens to impose through a wall of glass.

Nearby gumtrees encourage birdlife from the local wildlife corridors offering waterways and walking tracks through the estate.

- Pretty federation style facade of bullnose verandah, timber fretwork and decorative rendering.
- Oak coloured timber floors set off the crisp white decor for

Price : \$ 361,000
Land Size : 333 sqm
View : <https://www.bellarineproperty.com.au/15033>
 98



Dan Halsey
 03 5254 3100



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