



18 Canis Crescent OCEAN GROVE VIC

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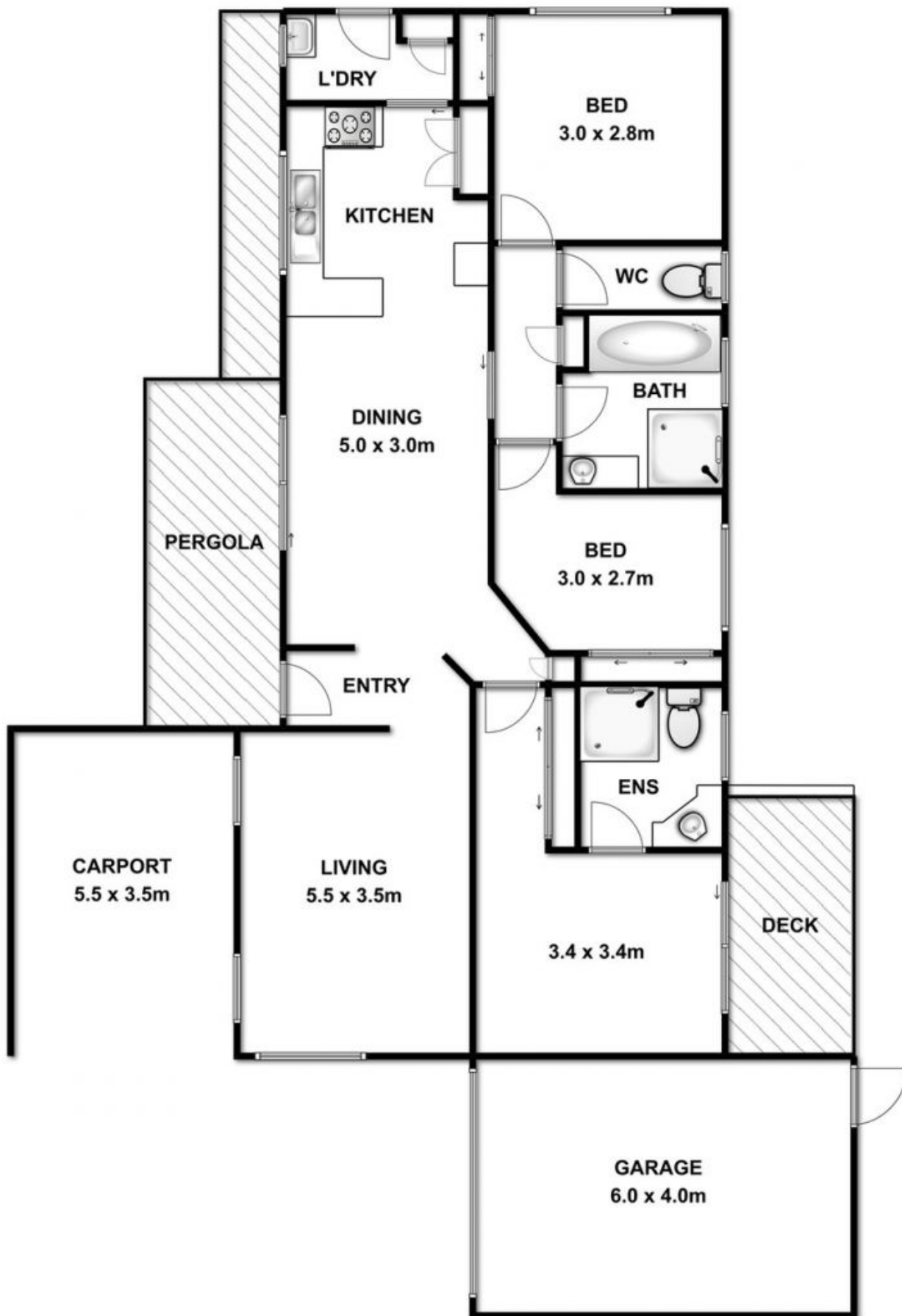
Find this well-presented, three bedroom home up high in Surfside with relaxing views over Collendina and the Southern Ocean. This neutrally decorated home accommodates all tastes and the solid brick construction lends itself to an upper level extension (STCA) capturing a breathtaking ocean panorama from Cape Shank to The Bluff. A perfectly comfortable investment as is!

Price : \$ 445,000
Land Size : 656 sqm
View : <https://www.bellarineproperty.com.au/1503400>

- Spacious lounge at the facade with glazing extending to the heights of the raked ceiling
- The blue ocean views from the lounge increase the relaxation factor
- Open plan kitchen/dining accommodates a 7 piece setting and accesses a shaded pergola
- Kitchen is bright and functional with Robinhood range, Chef wall oven, grill and gas cooktop
- The servery/breakfast bar and large pantry are convenient family additions
- Ceiling fans to kitchen/dining and lounge, ducted gas heating throughout
- Private master with AC, robes, en suite and a glass slider to a secluded deck for morning sun
- Two bedrooms with robes and floor-to-ceiling windows



Dan Halsey
03 5254 3100



18 CANIS CRESCENT, OCEAN GROVE



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.