



## 2-4 The Avenue OCEAN GROVE VIC

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A split level large charming 34 sqr home designed as two self contained living areas. Great for families who have teenage children or families looking after their elderly parent/s. Ducted Heating and Cooling plus a gas log fire for upstairs and ducted vacuum. Whilst the home is of an older style it is very appealing. Top level features: open plan lounge and dining area with breath taking views and sliders to the entertaining balcony, kitchen with gas and electric cooking plus dishwasher, Main bedroom is very large with all windows on the south side to take in the views and it has built in robes aplenty, Bathroom with a bath and double shower, Separate toilet, A very ample sized study overlooks the front entrance and gardens - it also has access to the carport, plus a store/utility room. Lower level: Offers three bedrooms all with built in robes and those magnificent views, Separate sitting room at the front, In the central hub you will find a grand lounge with gas heating and meals area with sliders to the balcony and a kitchenette with electric cooking, Bathroom with shower and a separate toilet, Large laundry with storage under the stairs. The external gardens are luscious and not difficult to maintain, A lovely paved area exists for garden entertaining, Additionally, the property has a very large

**Price** : \$ 500

**View** : <https://www.bellarineproperty.com.au/1518460>



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