



## 21 Richard Ave Ocean Grove VIC

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Both charming and sophisticated this solid family home, in a leafy riverside street of old Ocean Grove offers appealing interior features and a north facing back yard - both desirable elements to create a warm and welcoming abode

- The brick and tiled home is slightly elevated for an extended outlook across the leafy surrounds
- The peaceful, quiet street is only moments from Barwon River & Golf Club for a relaxing lifestyle
- Parks, lake and convenience stores - also walking distance - offer life away from summer trade
- Quaint picket fence & peaked entrance porch flanked by windows creates cottage style appeal
- The original interior includes hardwood trims and flooring with huge light flooding windows
- Large multi-paned floor to ceiling windows feature in every room - even lining the hallway
- Multiple living spaces connect for an open, easy flow or can be sectioned for family zoning
- A northerly aspect in the kitchen/dining zone offers a bright workspace with natural warmth
- A solid timber galley kitchen remains contemporary in its layout with a country European flair

**Price** : \$ 455,000  
**Land Size** : 720 sqm  
**View** : <https://www.bellarineproperty.com.au/1619698>



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# 21 RICHARD AVENUE, 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.

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