



### 1/141 The Avenue Ocean Grove VIC

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Go â??a cut aboveâ?? in old Ocean Grove with this exquisitely private new home. Choose an established and convenient location and a classy contemporary build. You wonâ??t regret it!

- Three spacious bedrooms, two stylish living areas plus a study
- Soaring raked ceilings and highlight glazing amplify space adding a real third dimension
- Indoor spaces merge with private internal decks through wide sliding glass doors
- The indoor/outdoor aspect encourages fresh air and provides openness and light throughout
- In vogue dÃ©cor choices include; spotted gum flooring and light grey and white interior tones
- Open plan kitchen/living/dining at the rear overlooks the protected alfresco deck and yard
- Classy kitchen with butlerâ??s pantry and high-end brands including Miele, AEG and Asko
- Stone bench tops, island with breakfast bar, soft-closing cabinetry and glass splash backs
- Brivis ducted climate control
- Grand master with an elevated ceiling, deck access, plush

**Price** : \$ 745,000  
**Land Size** : 400 sqm  
**View** : <https://www.bellarineproperty.com.au/1719864>



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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.