



3 Mallaluka Avenue Ocean Grove VIC

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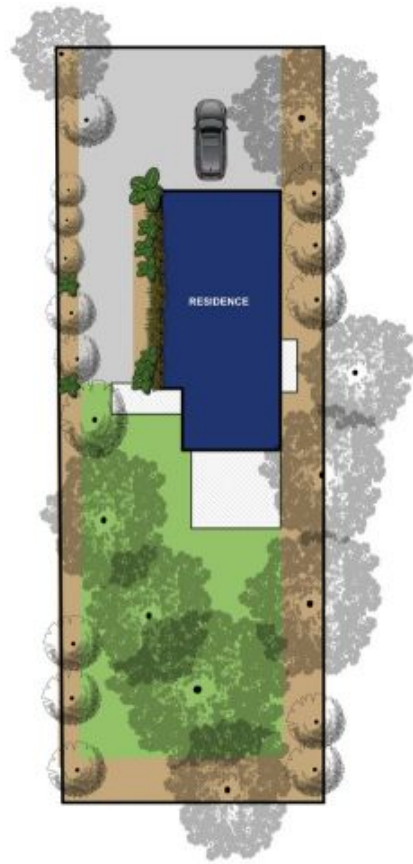
Positioned in Old Ocean Grove amongst the lofty heights of this lovely tree-lined street, a comfortable residence awaits to refurbish or redesign at your leisure. Alternatively, make way for your dream home or twin townhouses (STCA) located close to golf, beach, river plus just 24 kilometres from central Geelong.

Price : \$ 540,000
Land Size : 697 sqm
View : <https://www.bellarineproperty.com.au/1786164>

- Elevated 3BR residence sits amongst lofty trees just a stroll from Barwon River
- Dappled sunlight brings out the warm hues of polished hardwood floors in the open living zone
- Dishwasher & electric cooker, pantry & easy-care timber-look laminate cupboards
- Kitchen will be a breeze to update with new benchtops
- All bedrooms are generously proportioned & contain BIRs & plenty space for desks or drawers
- Gas heating & AC have been installed for complete comfort
- 3 piece bathroom, separate toilet, internal laundry & lots of storage cupboards
- Tranquil backyard & deck a delight for alfresco breakfasts & barbeques
- SLUG with roller door underneath the residence



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3 MALLALUCA 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.