



### 1/37 Epworth Street Ocean Grove VIC

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Having only been completed in August 2016, this property is new, and waiting for its first owner!

Centrally located in the heart of "old Ocean Grove" and close to all facilities, this brand new townhouse has functionality and convenience in mind while ensuring top finishes and style throughout.

Stunning contemporary coastal styling sets this townhouse apart with quality fittings and features with fully landscaped gardens and window furnishings included.

The bright open plan living area opens to the north facing alfresco and garden flooding with natural light.

Offering a single remote controlled garage, and additional room in the driveway for another off street park.

The spacious kitchen features stone bench tops, glass splashback, 900mm oven and matching rangehood.

Don't miss this amazing investment all with the added bonus of being separately titled and NO owners corp!

**Price** : \$ 610,000  
**Land Size** : 290 sqm  
**View** : <https://www.bellarineproperty.com.au/1871587>



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# **1/37 EPWORTH STREET, 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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