



**47 Halibut Avenue Ocean Grove VIC**

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The bird's eye ocean panorama that wraps the living zones of this lofty Surfside home boosts relaxation exponentially. The impressive Bluff and ocean outlook provide an enviable backdrop to life and total wow factor when entertaining. The homes solid bones conjure excitement about possible cosmetic improvements. The views and potential on offer here are second to none!

**Price** : \$ 670,000  
**Land Size** : 669 sqm  
**View** : <https://www.bellarineproperty.com.au/18814>  
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- The corner allotment creates a sense of space and clear access to the views
- The floor plan offers 3 BRs, 2 bathrooms and one large south facing living domain
- Full height glazing provides uninterrupted vision out to sea and westward to the Bluff
- Awesome vision of passing ships and incoming storms
- The living domain incorporates the kitchen, meals, living and lounge
- A return balcony, with glass balustrade, encases these spaces providing excellent outdoor living
- Living and lounge access either ends of the balcony and encourage cool southerlies in summer
- The lounge points straight at the Bluff and is proportioned for the whole family and guests



**Dan Halsey**  
**03 5254 3100**

### GROUND LEVEL



### UPPER LEVEL



### 47 HALIBUT 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.

