



**1/22 Mallaluka Avenue Ocean Grove VIC**

**5** **3** **2**

Built in 2011 by renowned LeMaistre, this luxury 5 bed, 3 bath home is blessed with unforgettable river views that trace the graceful sweep of the Barwon from the Bluff towards Lake Connewarre. Split over 4 levels, this impressive family home boasts every necessary comfort and every luxury, making this so much more than just a home with an incredible view: This is an incredible way of life.

- The home enjoys one of Ocean Grove's last bastions of the quiet life, secluded down a leafy lane
- Bold contemporary exterior in landscape-sensitive colours
- Neutral palette and stained Tassie Oak flooring fuses home interiors with the coastal surrounds
- Split level floor plan offers abundant options for entertainment and relaxation
- Lower floor over two levels: Entry, guest's room, powder/ 2nd bath, kid's wing, 3rd bath, laundry, rumpus, alfresco
- Upper floor over two levels: Open-plan living/dining/kitchen, alfresco, master bedroom suite, study
- Open-plan main living and dining zone enjoys gorgeous,

**Price** : \$ 1,550,000  
**Land Size** : 718 sqm  
**View** : <https://www.bellarineproperty.com.au/1925155>



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# GROUND FLOOR



# FIRST FLOOR



# GROUND FLOOR



# FIRST FLOOR

1/22 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.