



### 43 Ozone Road BARWON HEADS VIC

3 2 1

This 2 or 3 bedroom renovated delight is in immaculate condition. A spacious entrance hall introduces you to the high quality, polished timber floorboards that run throughout the home, High ceilings and Art-Deco leadlight windows with geometrical shapes and straight lines. The lounge is light filled (its solid timber-framed windows face north) and contains a slow combustion wood fire which has been tastefully set into the original fire surround. A split-system air-conditioner cools the room in summer. A large sizable kitchen/meals area offers stainless steel appliances, electric cooking and a dishwasher. All bedrooms are spacious and contain built in robes. One contains French doors that open to the paved entertaining area. Lovely modern bathroom with large bath, separate shower and a toilet. Additionally, there is a second shower and toilet in the laundry house, plus an outdoor shower for beach days. Secluded patio for outdoor entertaining extends beyond and into the open carport area which is secured with a roller door. The rear garden is a peaceful space among plenty of greenery, shrubs and small trees. The remainder of the well-kept and established garden serves to enhance privacy and improve the overall living environment. A few minutes walk to the village centre, golf

**Price** : \$ 360

**View** : <https://www.bellarineproperty.com.au/2019504>



**Christian Bartley**  
**03 5254 3100**



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.