



## 2 Minster Court Ocean Grove VIC

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Tucked at the end of a quiet coastal cul-de-sac, this secluded 3 bedroom home conjures a relaxing lifestyle, devoid of the hustle and bustle of most residential addresses. The hidden north facing design is pleasantly surprising, and the large block size adds to the private atmosphere! Imagine holiday escapes or permanent living in this calming sun-filled home.

**Price** : \$ 485,000  
**Land Size** : 846 sqm  
**View** : <https://www.bellarineproperty.com.au/21326>  
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- On entry, the effect of light and space is unexpected and delightfully overwhelming
- Two living areas run end-to-end down the northern aspect with extensive glazing catching the sun
- Windows frame views over alfresco entertaining and a lush fernery
- At the far end, the more formal lounge/dining area offers plenty of room for indoor entertaining
- A gas wall heater assists natural solar gain in this comfy space
- Further in, a sliding door separates or integrates formal living and the casual kitchen/living hub
- The open plan hub flows to the undercover Alfresco, instantly doubling the footprint for living
- The kitchen boasts calming fernery views with a clear line



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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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