






### 13 Marmion Circuit OCEAN GROVE VIC

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Impeccable and complete, this ultra-contemporary four bedroom property will not let any family down. Ducted heating throughout plus split system heating and cooling and ceiling fans to circulate sea breezes. Formal lounge is ideal as a parent's retreat or childrens lounge. Main bedroom includes walk in robe & ensuite, built in robes to other three bedrooms sharing a spacious family bathroom. Open plan generous family room with living area and raked ceiling and the pristine kitchen with 900mm stainless steel cooker, dishwasher, canopy range hood & island bench complete the hub of the home. Through the triple-fold glass sliding doors you will find the outdoor entertaining area under roof-line and manicured landscaping to both front yard and fully enclosed rear yard with lawn for playtime. Rear roller door for vehicle access to backyard, lockable garden shed with concrete floor, remote controlled double garage with door leading directly to kitchen handy for unloading groceries. Situated in new residential estate with playground reserve just a few doors away, close proximity to beach, schools, shopping and abundance of other amenities and attractions.

**Price** : \$ 420

**View** : <https://www.bellarineproperty.com.au/2289559>



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13 MARMION CIRCUIT, OCEAN GROVE

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