



**44 Wyatt Street Ocean Grove VIC**

3 2 1

**The Feel:**

Centrally located in a sought-after pocket of Old Ocean Grove, this contemporary 3 bedroom townhouse enjoys ideal north facing living and will appeal to downsizers, weekenders and investors.

Within a short walk of Main Beach, Terrace Shops and reserves this smart home is so low-maintenance; and with space for a boat or caravan, you can enjoy all the things that matter most!

**The Facts:**

- Dual level 3BR townhouse in the heart of Old Ocean Grove
- OP living to ground level with sliding doors to north facing alfresco
- Low-maintenance aggregate entertaining and neat garden surrounds
- Kitchen features waterfall edge stone benchtops, 90cm oven, and WIP
- Spacious master to ground level with ensuite and WIR and study nook
- Generous minor BRs with shared ensuite bathroom and TV zone upstairs

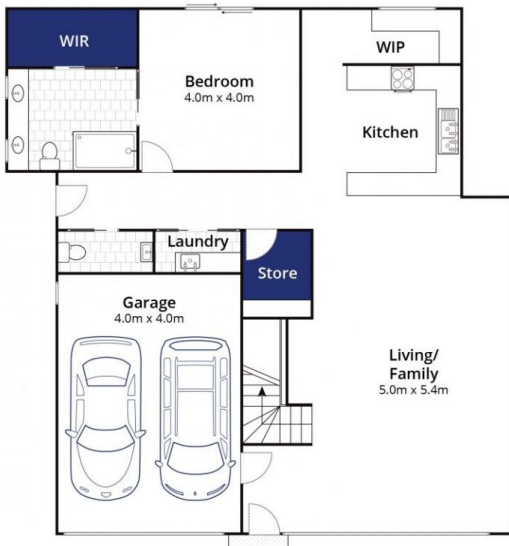
**Price** : \$ 742,500  
**Land Size** : 305 sqm  
**View** : <https://www.bellarineproperty.com.au/2360361>



**Christian Bartley**  
03 5254 3100



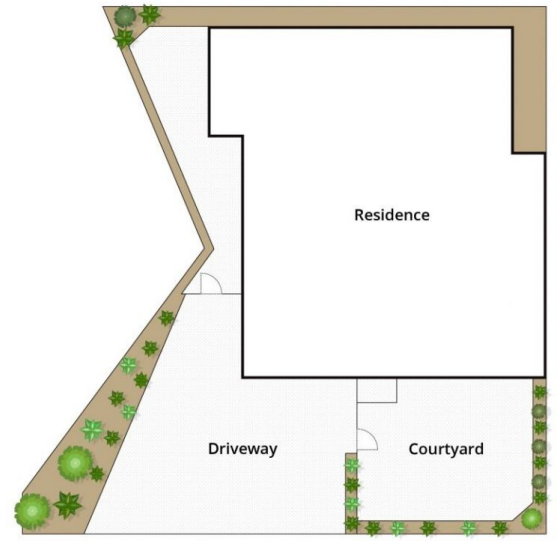
**Levi Turner**  
03 5254 3100



Ground Floor



First Floor



Site Plan

Whilst [bwr.com.au](http://bwr.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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