



34 Wallington Road (Cnr The Parade) Ocean Grove VIC

3 2 2

Subdivision potential STCA.

Fabulously situated on an enormous 1823m2 plot, this classic 50's weatherboard has a touch of 'Hamptons' style and reveals a classy interior full of natural light. A large timber entry deck jutting out from the facade offers views across the homes extensive gardens and south to the Barwon River mouth and beyond. Large south facing windows further flatter the facade, framing breathtaking views of the Barwon estuary and Bluff by day, and the twinkling lights of the river side homes and Barwon Heads Bridge by night.

Indoors, the living spaces and master bedroom capitalise on the magnificent views. The social hub (incorporating living, kitchen and formal dining and lounge), occupies an open free-flowing floor plan flanked by the bedroom wing to the west, and the laundry and garage to the east.

The house opens to an elegant living space with vision extending through the contemporary kitchen to an impressive alfresco and lush backyard. Sitting on warm Tasmanian Oak floors and basking in river views, the living offers built-in entertainment joinery and surround sound, and flows to the kitchen across a low-line servery. The kitchen is a statement in modern culinary design with sleek

Price : \$ 1,150,000

Land Size : 1821 sqm

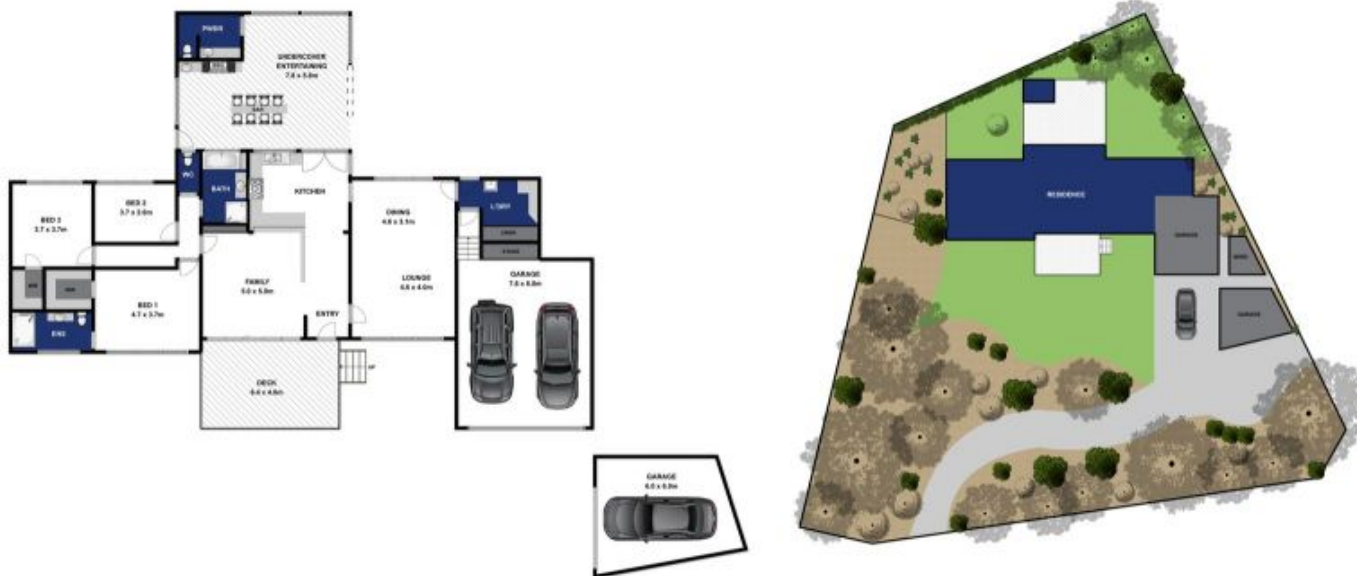
View : <https://www.bellarineproperty.com.au/25217>
27



Dan Halsey
03 5254 3100



Toby Lee
03 5254 3100



34 WALLINGTON ROAD, 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.