



### 1/8 Guthridge Street Ocean Grove VIC

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This home's magical estuary location offers a wonderful leisure-based lifestyle. Set 1 back from the rivers edge and adjacent to the Ocean Grove Golf Course, placement is ideal for a holiday escape or privileged permanent residency. The home boasts many high-end improvements and sunny courtyards to relax and entertain.

**Price** : \$ 490,000  
**Land Size** : 216 sqm  
**View** : <https://www.bellarineproperty.com.au/2595107>

- Immaculately kept 3-bedroom, 2-bathroom brick unit with relaxing coastal appeal
- Open plan kitchen/living features interesting ceiling heights, a skylight and large windows
- Living sits under a vaulted ceiling and flows to a private north-facing entertaining courtyard
- Cozy remote-controlled built-in gas log fire flanked by bright glass bricks
- Bose surround sound speakers with tuner and subwoofer
- Classy Caesarstone kitchen with quality European appliances
- Siemens electric oven and induction heat cooktop, Bosch dishwasher and range hood
- Soft-close joinery fitted with German storage systems and built-in water filter
- Open plan dining includes a built-in buffet and split system



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111.82m<sup>2</sup> (approx)

1/8 GUTHRIDGE STREET, 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.

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