



### 153 The Avenue Ocean Grove VIC

3 2 2

Take a delightful step back in time in this charming Edwardian weatherboard with all the trimmings.

Nestled on a big block, behind pretty pickets, the desirable Old Ocean Grove location is a short walk to the beach and Terrace shops, and meters from parkland with uninterrupted ocean views.

The versatile 3-4 bedroom design has an intoxicating allure of yesteryear.

- The classic white exterior accentuates the elegant form and the deep entrance verandah
- 12 foot ceilings, Wainscot wall panelling, pressed tin ceilings and polished floorboards ooze charm
- Picture rails, dado panelling, ceiling roses and feature stained glass add further personality
- Renovations are sympathetic, and rezoning has adapted the livability to a modern lifestyle
- The open plan living area boasts impressive proportions under a soaring vaulted ceiling
- Bi-fold glazing harnesses northern light and extends living to a lovely covered deck and the garden

**Land Size** : 815 sqm

**View** : <https://www.bellarineproperty.com.au/2637216>



**Dan Halsey**  
03 5254 3100



**Toby Lee**  
03 5254 3100



220.9m<sup>2</sup> (approx)

# 153 THE AVENUE, 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.

bellarineproperty

