



### 31B Holburn Rise Ocean Grove VIC

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This stunning townhouse is the perfect for those who would like to downsize without any fuss or investors looking for a smart investment.

- North facing alfresco nestled next to dining and living for year-round entertaining
- Double garage with internal access through laundry
- Garage includes shelving on northern wall for extra storage
- Master with chic neutral en suite and spacious walk in robe
- Other bedrooms with built in robes, perfect for families
- Kitchen with spacious island bench, pantry, stainless steel apps and double sinks
- Open plan living opens to alfresco and encourages ample natural light through large windows
- Privatised with lush landscaping
- Located near local parks, the market place, schools and sporting facilities
- Ducted vacuum throughout and ceiling fans in master and guest bedrooms

**Price** : \$ 470,000  
**Land Size** : 292 sqm  
**View** : <https://www.bellarineproperty.com.au/2640562>



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