






### 1 Platypus Court Ocean Grove VIC

3  3  2 

This is an impressive 3-bedroom, 3-bathroom custom built home nestled by gardens and featuring a designer courtyard deck for entertaining. The flat, treed Old Ocean Grove location is an easy 15-minute walk from the beach and a 10-minute walk from The Terrace shops.

**Price** : \$ 630,000  
**Land Size** : 273 sqm  
**View** : <https://www.bellarineproperty.com.au/2668343>

- Entry features vintage Asian screen demarcating the space
- Bedrooms are spacious and each with en suite facilities
- The largest BR is privately placed upstairs with relaxing treetop views, WIR and split system AC
- The lower BRs are generous doubles, set away from the living zone
- Living is open plan and incorporates a lounge with Escea gas log fire and dining with split system AC
- Library shelving and a study nook occupy the edge of the lounge space
- Dining flows through double sliders to the private and lush courtyard
- Bellissimo appliances include a gas cooktop, fan forced electric oven and range hood
- The Westinghouse dishwasher and step-in pantry top off the mod cons



**Toby Lee**  
**03 5254 3100**



**1 PLATYPUS COURT, 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.