



### 43 Curzon Drive Ocean Grove VIC

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If you're looking for an established coastal atmosphere, but prefer a new build, this immaculately kept contemporary home could be the one! The light-filled and versatile floor plan offers 3-4 bedrooms and 2 north-facing living areas. Dads will love the double garage with secure parking for 'toys' at the rear.

**Price** : \$ 515,000  
**Land Size** : 577 sqm  
**View** : <https://www.bellarineproperty.com.au/2798061>

- Set close to parklands, shops and all family amenities with a design ideal for a young family
- The open plan kitchen/living hub, with full north-facing splendour, is an indoor-outdoor delight
- Couches placed under the north-facing picture window provide a warm basking spot in winter
- Seamless flow to the undercover deck and lush b'yard delivers a lovely atmosphere for entertaining
- Chefs and home cooks will love the kitchen with walk-in pantry and Caesarstone work surfaces
- Well-kept appliances include a 90cm cooker, dishwasher and slimline range hood
- Black splash backs reflect the light from northern glazing
- Versatility comes with the large office and family room that bud off the kitchen/living space
- With zone-able sliding doors, the family rooms augurs well



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



217.68m<sup>2</sup> (residence - approx)

**43 CURZON DRIVE, 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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