



### 117 The Parade Ocean Grove VIC

4 2 3

This brand new contemporary home is just 400m approx. from The Terrace shopping precinct and 500m approx. from the beach! The luxurious coastal design delivers 4 bedrooms plus study, 2 indoor and 3 outdoor living zones, as well as exceptional lifestyle features including a sundrenched rooftop terrace with ocean views, a Domus lift and enormous 3 car garage!

**Price** : \$ 1,125,000  
**Land Size** : 408 sqm  
**View** : <https://www.bellarineproperty.com.au/2953055>

- 2-storey facade with geometric form and striking canter leaver balcony and skillion roofline
- 40 squares approx. of living with numerous quality & design upgrades
- Open plan kitchen/living hub flows to a private north-facing pergola on the ground level
- Comfy lounge with seamless access to a wide and scenic balcony on level 1
- Panoramic rooftop terrace for sun worshipping, entertaining and ocean view admiration
- The 4-person Domus lift travels between ground floor and level 1
- Self-contained living on the ground level, with the upper level available for guests
- Enviably kitchen with butler's pantry, Caesarstone and



**Toby Lee**  
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**Dan Halsey**  
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GROUND FLOOR



FIRST FLOOR



\*LANDSCAPING IS AN ARTISTS IMPRESSION ONLY

Approx Area 337.6m<sup>2</sup>

Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

**2/117 THE PARADE, OCEAN GROVE**

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