



## 17 Bell Street Ocean Grove VIC

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Set quietly between Blue Waters Lake and the Barwon River estuary, this rustic family home offers an idyllic coastal lifestyle and a super abundance of outdoor space! The unique split level design delivers 4 bedrooms, 2 living zones, parental privacy and great garaging. Enjoy short walks to the lake, estuary, beach, golf course and Terrace shops, or simply relax on your private and sunny patios!

- Brick and Cedar clad home with a timeless 2-storey split level design
- Living/kitchen hub and lounge with bright north-south aspects and nestling patios
- Floor-to-ceiling windows, lofty ceilings and generous proportions throughout
- Kitchen/meals/living under a raked ceiling with a lovely outdoor outdoor ambiance
- Modernized kitchen with 750mm stainless steel cooker and dishwasher
- Highlight glazing, thrifty Rinnai gas heater and split system AC
- Step down to the lounge with vaulted timber ceiling, open fireplace and patio access
- Upstairs, the private parental retreat offers space for

**Price** : \$ 723,100  
**Land Size** : 928.9 sqm  
**View** : <https://www.bellarineproperty.com.au/3275493>



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Approx Area 327.6m<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.



**17 BELL STREET, OCEAN GROVE**

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