



17 Bell Street Ocean Grove VIC

4 3 3

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>



Dan Halsey
03 5254 3100



Toby Lee
03 5254 3100



Approx Area 327.6m²

Whilst 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

bellarineproperty