



13 Marmion Circuit Ocean Grove VIC

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Impeccable and complete, this ultra-contemporary four bedroom property is a dream come true for many. Quality built, and fully established, there remains absolutely nothing to do but revel in the highly renowned local beaches, wineries, cafes, markets and so much more.

Price : \$ 510,000
Land Size : 560 sqm
View : <https://www.bellarineproperty.com.au/3538911>

- Superb, impeccable & ultra contemporary 4BR family home
- Formal lounge ideal as parent's retreat, open plan family room with raked ceiling
- Triple-fold glass sliding doors to yard & outdoor entertaining area under roof-line
- Pristine kitchen with 900mm ss cooker, dishwasher, canopy rangehood & island bench
- The Master suite includes a walk in robe, and en suite zoned to the front of the home
- Minor bedrooms with BIR's are situated down a separet wing- perfect for children and guests
- Heating ducted throughout, RC AC plus ceiling fans to circulate sea breezes
- Auto DLUG with door leading directly to kitchen handy for unloading groceries
- Rear roller door for vehicle access to backyard, lockable



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13 MARMION CIRCUIT, 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.

