



### 34 Valda Crescent Ocean Grove VIC

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Set within an easy walk of the Ocean Grove Primary School and The Terrace shopping precinct, this charming home is the perfect buy for first home buyers and families looking to break into the tightly held Old Ocean Grove marketplace! Boasting a sun-filled floorplan, this charming home offers a spacious three bed, three bath layout with multiple living areas, a glorious garden and additional parking for tradies!

- Located just 2 blocks from the Blue Waters Lake, ideal for morning strolls
- Close proximity to all local facilities!
- Situated in a quiet, well established, family orientated neighborhood
- Big front garden with lush planting and patio frames the home
- Tradies, the additional parking bay provides secure off street accommodation for boat or trailer
- Choice of outdoor entertaining areas- overlook the valley, or laze on the terrace!
- Highly functional layout provides with separate living spaces
- Modern kitchen and meals area, embracing the north

**Land Size** : 562 sqm  
**View** : <https://www.bellarineproperty.com.au/3656844>



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Approx Area 206.2m<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.



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