



2/12 The Parade Ocean Grove VIC

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Masterfully designed over three levels and filled with natural light, this 4 bedroom Le Maistre-built townhouse presents premium features, at the very peaceful river-end of The Parade. The clever floor plan lends this home to comfortable holidays or family life. Be prepared to slip into leisure based living at its finest.

Price : \$ 1,030,000
Land Size : 422 sqm
View : <https://www.bellarineproperty.com.au/3660683>

- 100% perfect for Air BnB or Stayz!
- Outstanding design, cleverly split across three levels of contemporary comfort
- Potential for semi-self contained accommodation on lower level with own access
- Located at the river end of The Parade, with pathways to the nearby Barwon Estuary
- Easy walking distance to the Ocean Grove main beaches and Barwon Heads Bridge
- Practical zoning allows multi-use and space for large groups and families
- Internal courtyards and elevated ceilings create spaciousness and an abundance of light
- Privacy screens to external balconies enhance a feeling of seclusion from the outside world
- A private alcove off the north facing sitting room, creates



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Approx Area 318m²

Whilst bwm.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.



2/12 THE PARADE, OCEAN GROVE

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