



**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/36606>  
 83

- 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 318m<sup>2</sup>

Whilst [bwm.com.au](http://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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