



### 3 Lincoln Way Ocean Grove VIC

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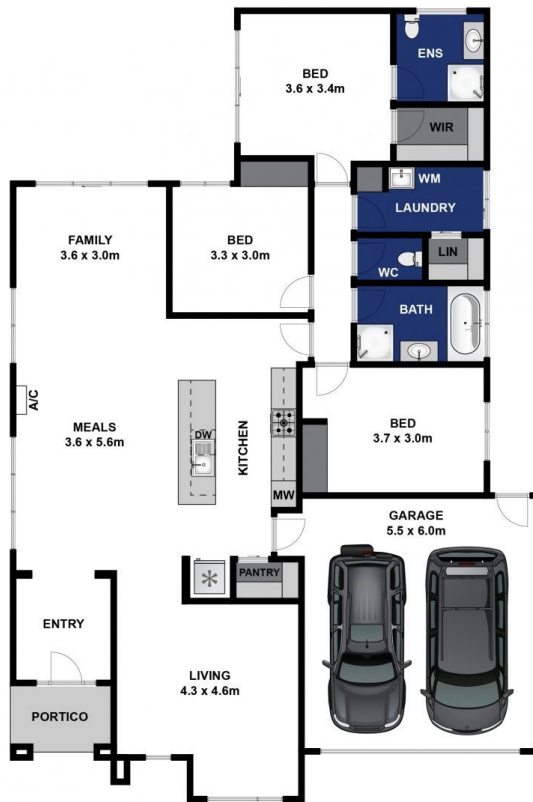
If you're craving a complete contemporary property, this is the one for you! Better than new, this established 3BR home has the freshness of a recent build with all the finishing touches and landscaping in place. With pristine presentation, lush front and rear gardens, bespoke alfresco living and established parkland across the road, this quiet home takes some beating!

- Universally appealing floor plan with 2 spacious living zones and 3 privately zoned BRs
- The tropical boardwalk approach sets the contemporary theme throughout
- The entry provides space for a sideboard and frames an inviting outlook to the rear deck
- East-west orientation ensures the open plan living spaces capture sunset and sunrise glows
- Northern light rains down on the kitchen/living/dining hub and alfresco deck
- Spotless kitchen showcases a 900mm gas/electric cooker, dishwasher and step-in pantry
- Large island bench overlooks dining and living and is convenient for kid's meals on the run
- The kitchen-garage access is fabulously convenient on

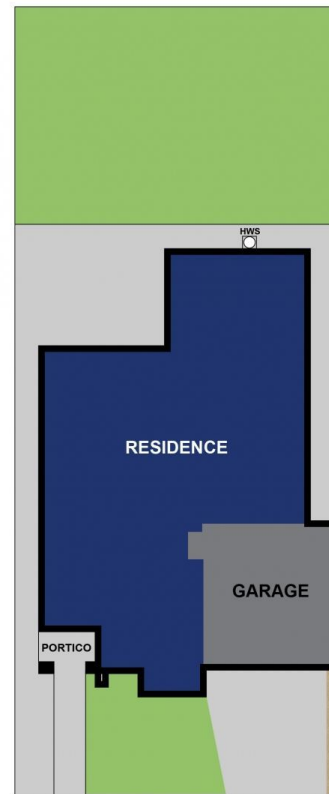
**Price** : \$ 627,500  
**Land Size** : 476 sqm  
**View** : <https://www.bellarineproperty.com.au/40420>  
 12



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GROUND FLOOR



SITE PLAN

Approx. Area 156m<sup>2</sup>

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

**3 Lincoln Way, Ocean Grove**

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