



**56 Marlin Drive Ocean Grove VIC**

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With definite 'wow' factor, this spacious split level home is going to please the entire family! Designed to capture natural light within internal spaces, flowing out to beautifully executed external entertaining zones- all of this only moment to schools and the beach!

**Price** : \$ 620,000  
**Land Size** : 701 sqm  
**View** : <https://www.bellarineproperty.com.au/4084821>

- Open-plan family living with high, pitched ceiling and atrium-style windows
- Separate split-level dining area plus additional formal lounge with deck access
- Central wrap-around kitchen features a breakfast bar, gas cooking and large pantry
- Immaculate main bathroom with separate shower and bath, and separate WC
- Generous Master bedroom with garden outlook; all three bedrooms with BIRs
- Paved patio, decking and relaxing landscaped gardens on generous 701m2 block
- Well-equipped internal laundry; SLUG with storage space and workshop



**Toby Lee**  
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**Dan Halsey**  
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