



## 22 Halibut Avenue Ocean Grove VIC

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On over 800sqm, this family entertainer promises a life of ease in central Surfside with schools, sporting facilities, and the beach just around the corner! Enjoy elevated entertaining with friends while the kids run free on the generous block, and a versatile layout allowing simple updates to further improve on this stylish home.

- A short walk to schools and sporting grounds gives kids their independence and parents more time
- Plenty of room to extend or develop (STCA) on a spacious 826m2 (approx.) block
- Entertain with ease in the open plan domain, with double doors that lead out to the elevated deck
- A 6 seater spa overlooks leafy gardens, with established trees lining the perimeter for privacy
- Keep an eye on the kids as they take the stairs down to the cubby, while you cook the bbq up top
- Small cosmetic changes will transform this unique light filled floorplan into a stylishly modern home
- Covered courtyard nestles the main entry, and has great potential for a lush garden to greet guests
- Tall doors and square set ceilings, with full glazing to the hall offer a feeling of space and light

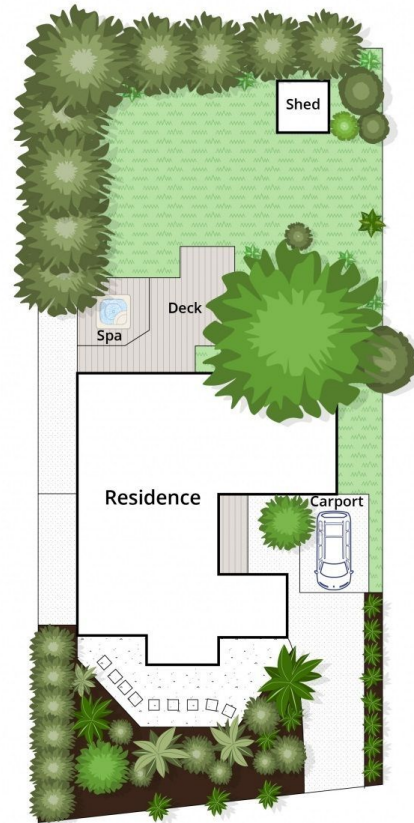
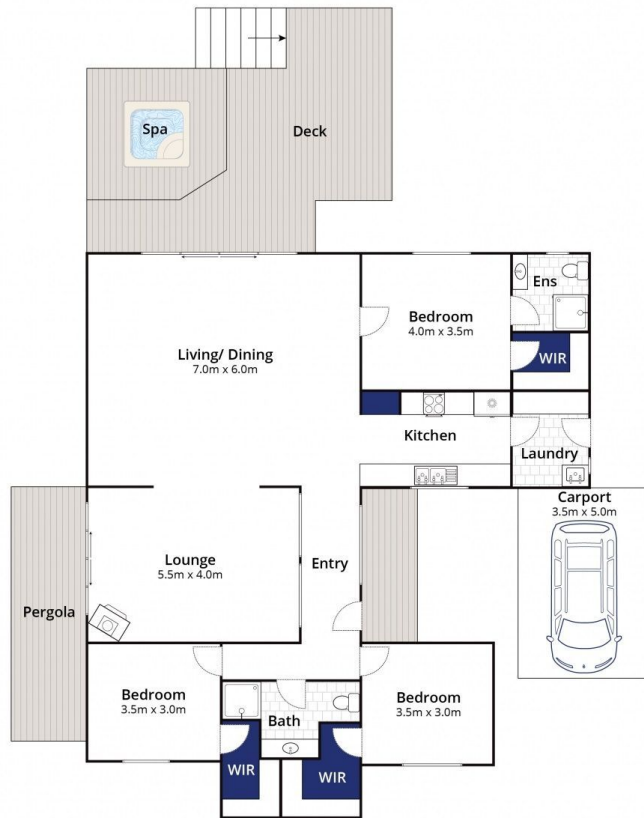
**Price** : \$ 675,000  
**Land Size** : 826 sqm  
**View** : <https://www.bellarineproperty.com.au/4116821>



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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.

**22 Halibut Avenue, Ocean Grove**

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