



## 2/22 The Avenue Ocean Grove VIC

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Spanning over three levels, this superb residence commands uninterrupted, panoramic ocean and river views that must be seen to be believed. Living spaces blend seamlessly with private outdoor entertaining zones- offering the perfect family haven to relax and unwind all year round. Take a morning stroll for a coffee or leisurely breakfast, at one of Ocean Grove's fantastic cafes at the end of the street, then onto the beach - it's all within reach from this exclusive location.

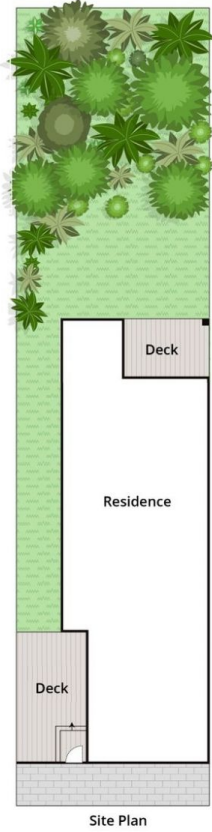
- Panoramic views of the Bluff, Barwon River and Bass Strait from main living and entertaining
- Set on 411sqm (approx.) blending light filled living and entertaining across 3 versatile levels
- 500m to The Terrace cafes and shops, placing you right in the heart of central Ocean Grove
- Distinctive Limestone, with hardy weatherboard cladding to endure the coastal climate
- Hardwood timber floors run through living, adding a rich undertone to a neutral colour palette
- High ceilings and freshly painted walls are highlighted by energy efficient LED lighting
- The large living zone features floor to ceiling glazing to

**Price** : \$ 1,530,000  
**Land Size** : 411 sqm  
**View** : <https://www.bellarineproperty.com.au/4222463>



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Approx. Area 237m<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.

**2/22 The Avenue, Ocean Grove**

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