



## 11 Sylvan Lane Ocean Grove VIC

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Nestled into a quiet court setting surrounded by beautifully established gum trees and native flora, this traditionally crafted home has all you need to live a harmonious coastal lifestyle for years to come. A clever family layout oozes practicality, with multiple living zones prioritising entertaining, indoors and out. A fantastic "Woodlands? property that will exceed all expectations, prioritise inspection!

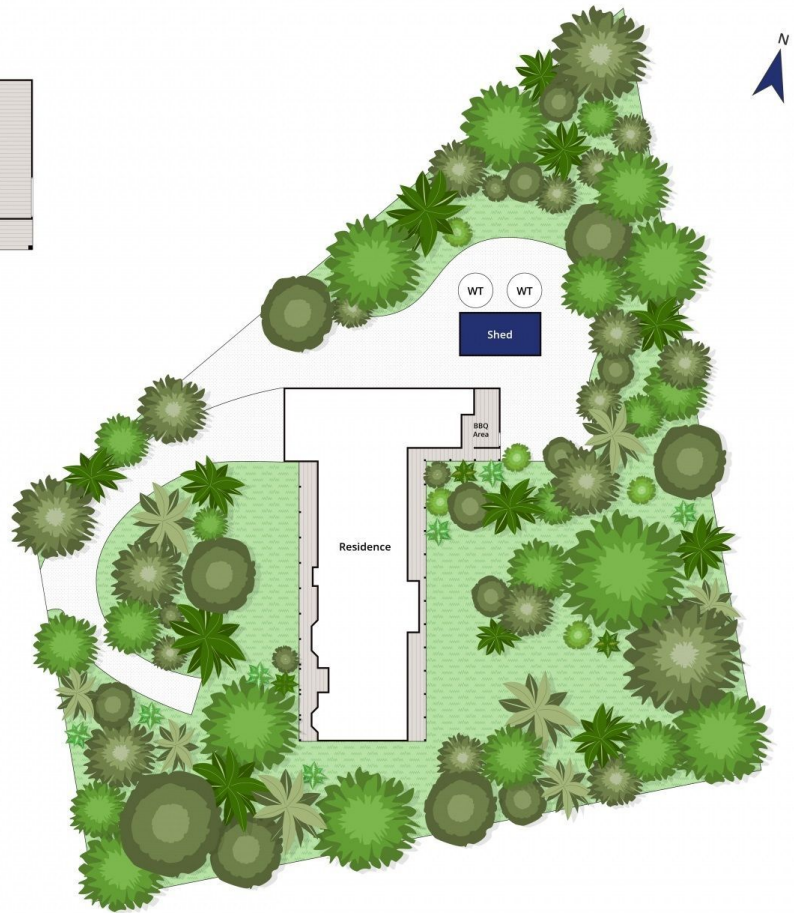
- Set on just over one acre (approx), this magnificent 3-4 bedroom home is perfectly located within its natural setting
- A welcoming entrance is on show with traditional Slate verandahs, winding driveway and landscaped gardens
- The scent of Lemon Myrtle and Eucalyptus is a relaxing reminder of your privileged Woodlands locale
- Multi-light windows frame cheerful garden outlooks, attracting native birdlife with their kaleidoscope of colour
- Dual living zones prioritise a functional, family-orientated lifestyle, with integrated flow to the outdoors
- The immaculately kept timber kitchen is set up for the fussiest of cooks, equipped with amplified workspace
- Banquet seating, heightened ceilings and feature lighting

**Price** : \$ 1,255,000  
**Land Size** : 4068 sqm  
**View** : <https://www.bellarineproperty.com.au/42300>  
 96



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Approx. Area 279m<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.

## 11 Sylvan Lane, Ocean Grove

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