



9 Marmion Circuit Ocean Grove VIC

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Engaging you at first glance with its individualistic approach to design and colourful, sun infused landscaped gardens, this four bedroom coastal retreat is full of surprises from beginning to end. Freedom of movement from indoors to out is highlighted across every aspect, creating a uniquely private and most liveable space to call home.

Price : \$ 851,000
Land Size : 630 sqm
View : <https://www.bellarineproperty.com.au/43190>
 45

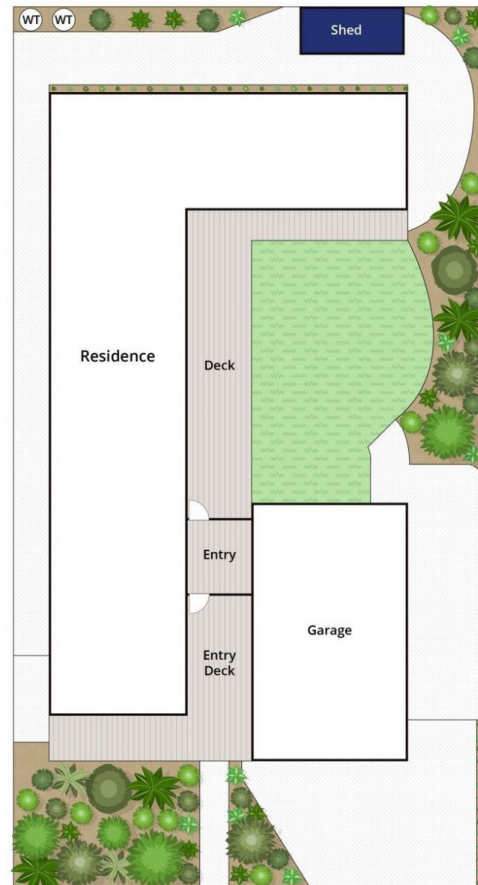
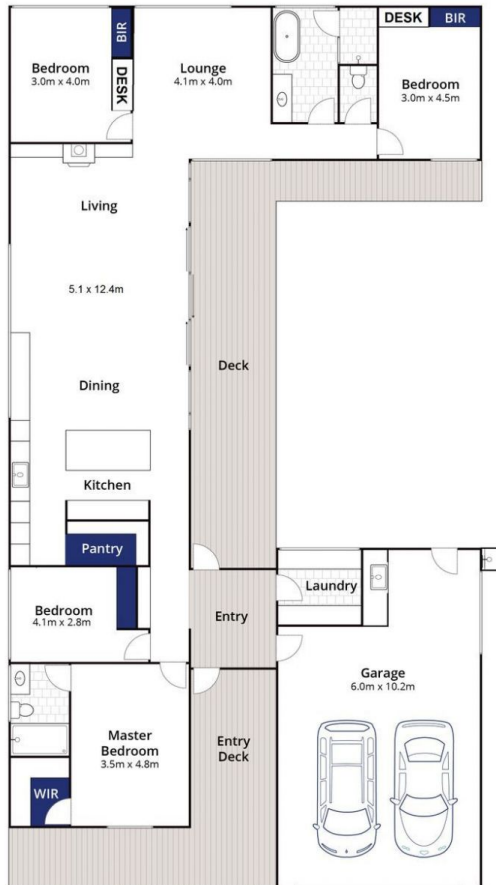
- Functional design for families gifts seamless integration with the outdoors and sensational alfresco area
- Heightened ceilings and custom glazing add architectural interest throughout; flooding the home with natural light
- Thought to detail is evident across the entire floor plan, inviting the outdoors in at every opportunity
- The sophisticated open plan living zone boasts a Silvertop Ash feature wall with commodious gas log fire in situ
- Bosch appliances, a fully fitted butlers pantry, soft closing drawers and a large breakfast bench occupy the kitchen
- A second living room enjoys northerly orientation, strategically placed between two further bedrooms
- Built-in timber desks and shelving to the minor bedrooms are fantastic assets and hint to continuity throughout
- Sunny orientation is enjoyed in the master suite, gifting a hotel feel with walk-in robe and stylish ensuite bathroom



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Whilst bwrn.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.

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bellarine **b** property