



### 7 Cotham Hill Road Ocean Grove VIC

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Nestled in a peaceful and beachy pocket, this sweet home is well prepared to provide a comfy coastal lifestyle-whether as a delightful first home, clever investment or inviting weekender. Brimming with potential, and only minutes to quiet parkland and the surf, this home spells 'perfection' in it's own special way!

**Price** : \$ 590,000  
**Land Size** : 553 sqm  
**View** : <https://www.bellarineproperty.com.au/43562>  
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- A stones throw to pristine beaches for your daily stroll, Collendina Recreation Reserve and popular Cheeky Cow Cafe
- Highly desired northern aspects, ensuring the vastly spacious and level back yard enjoys year long sunshine
- Multi-light windows gift natural ambiance to the living, kitchen and meals area, all enjoying garden vistas
- Stainless steel upright oven holds place in the compact kitchen, with cute brekky bench and sunny outlooks
- All three bedrooms enjoy variable sized built in robes, sharing the centrally set bathroom with separate w.c
- Heating and cooling is taken care of thanks to the Vulcan wall heater and split system unit in the living area
- Vehicles and equipment are conveniently stored to the rear of the property in the remote double lock up garage
- The low maintenance brick exterior is easy care,



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Approx. Area 105m<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.

**7 Cotham Hill Road, Ocean Grove**

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