



## 65 Empress Boulevard Ocean Grove VIC

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Versatile and established, this modern home makes just as much sense for a family as it does for a downsizer! The cleverly conceived floor-plan provides twin living zones, a good connection to the garden for entertaining and enjoyment, and a flexible 4th bed/study- making it an ideal choice for just about everyone!

**Price** : \$ 600,000  
**Land Size** : 552 sqm  
**View** : <https://www.bellarineproperty.com.au/4431401>

- Neutral colour palette, roller blinds and floating floors give the home a fresh feel
- The sun-drenched main living/kitchen & dining space connects naturally with the garden, via the alfresco
- The stylish kitchen features stone benchtops, a generous 900mm freestanding oven & island bench with heaps of space for friends and family to pull up a pew while you entertain!
- The separate lounge provides a cosy place for retreat
- Versatile 4th bed/study sits divides the living zones-making it an ideal home office or guest room
- Generous master bedroom with en suite and walk-in robe ticks all the right boxes
- 2nd and 3rd beds sit off a peaceful hallway, with the family bathroom close by
- Enjoy year round comfort with gas ducted heating



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Whilst [bwrn.com.au](http://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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