



## 42-44 Normandy Crescent Ocean Grove VIC

3 2 4

Built upon the vision of a quiet uninterrupted lifestyle, this character brick home set within leafy surrounds will delight garden lovers far and wide! Clever passive solar design features heavily in the spacious entertainer's floorplan, with plenty of light-filled areas to sit and relax in this peaceful location, moments to town and beaches.

**Price** : \$ 1,425,000  
**Land Size** : 4219 sqm  
**View** : <https://www.bellarineproperty.com.au/44853>  
 36

- Set upon 4219sqm (approx.) surrounded by well-established gardens
- Traditional 3-4BR character style home offering several zones to entertaining and relax
- Feature glazing invites leafy views and light within, with passive solar heating benefits
- Located in a prestigious and peaceful cul-de-sac, only moments from town and schools
- An elegant red brick façade with charming wraparound verandah lies beyond a leafy canopy
- Double stained glass doors lead into a tiled entry, with high ceilings and ornate ceiling roses
- Formal lounge/dining with gas fireplace provides a quiet zone away from the main hub
- Washing dishes will be an event with a stunning atrium glass window in the family kitchen!



**Dan Halsey**  
 03 5254 3100



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.

**42-44 Normandy Crescent, Ocean Grove**

**bellarine** **b**property