



**31 Epworth Street Ocean Grove VIC**

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Quietly tucked away in leafy 'Old Grove' is a big and charming home with all the modern comforts that make it the perfect base for your busy family lifestyle. The flowing 4-5 bed, 3 living floorplan gives every member of the family their own space when needed, while also providing a generous indoor-outdoor zone that's large enough for everyone to come together!

- Set across a north facing 724sqm (approx.) with alfresco terrace overlooking a natural vista
- 400m walk to The Terrace for your morning coffee, and a play at the Ocean Grove Park
- Kids and parents will love being close to school with Ocean Grove Primary around the cnr.
- Classic brickwork is reminiscent of a rustic farmhouse and makes a fabulous first impression
- Beneath the shelter of a wide veranda entry is via a feature timber and glass doorway
- Inside is cosy, welcoming and spacious with a central hallway leading to the living zone
- Open plan kitchen and meals are finished with hard-wearing tiles overlooking the lounge
- With plenty of cupboard and bench space, the kitchen is

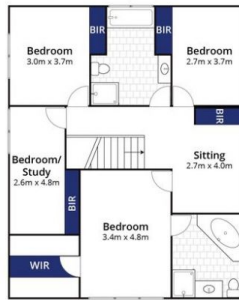
**Price** : \$ 870,000  
**Land Size** : 724 sqm  
**View** : <https://www.bellarineproperty.com.au/45412>  
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First Floor



Ground Floor

Approx. Area 226m<sup>2</sup>

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