



## 22 Holburn Rise Ocean Grove VIC

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### The Feel:

Nestled by native gardens, directly opposite the beautiful Kingston Lake and popular children's park is a rare opportunity for a downsizer, young family or investor looking to break into the Ocean Grove market. Those looking to downsize will appreciate the shady outdoor entertaining and timber decks, offering the perfect place to relax and entertain, ensuring an alfresco lifestyle is definitely on the menu here!

### The Facts:

- Set on 420sqm (approx) within established native gardens
- Opposite Kingston Lake, walking trails and children's park
- Walk to Marketplace Shops or new Kingston Village shops
- Neat downsize or functional first home on own title
- Great investment in a central location near schools and key amenities
- Kitchen featured Chef s/s electric oven and gas cooktop, and Bosch dw
- Master BR with WIR and ensuite with double in-situ shower
- Further 2 minor BRs with BIRs share access to bathroom and sep. WC

**Price** : \$ 590,000  
**Land Size** : 420 sqm  
**View** : <https://www.bellarineproperty.com.au/4700948>



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Approx House Area 165m<sup>2</sup>  
Approx Land Area 416m<sup>2</sup>

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.

## 22 Holburn Rise, Ocean Grove

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