



**9 Merlan Street Ocean Grove VIC**

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Offers closing Monday 23rd September at 4pm (unless sold prior)

**The Feel:**

Tucked away in the quiet and friendly streets of the Oakdene Estate only moments to town and beaches, is an elegant and warm bohemian style home that invites you to step inside and unwind.

Enjoy good times with those that matter with a choice of entertaining and relaxed seating options both inside and out, or hit the road and follow the sun with dedicated space for a caravan!

**The Facts:**

- Neat 3BR dual living home on a spacious 560sqm(approx) block
- Located in popular family estate, minutes from schools and shops
- Ideal 1st home or downsize with premium entertaining space
- Warm colours and eclectic fittings add a warm bohemian vibe
- Caesarstone kitchen features butler's pantry, ss oven, and d/w

**Price** : \$ 600,000  
**Land Size** : 560 sqm  
**View** : <https://www.bellarineproperty.com.au/47739>  
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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.

## 9 Merlan Street, Ocean Grove

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