



9 Empress Blvd Ocean Grove VIC

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The Feel:

Straight off a glossy cover and offering an exclusive floor plan focused on high functionality, this bespoke 3BR family home emits understated glamour and stylish comfort, all within a perfectly central location. Close proximity to local beaches, progressive development and the Oakdene Vineyards; make this a tempting lifestyle choice for those looking for the perfect blend of coastal perks and modern convenience.

The Facts:

- Central hub containing OP living, kitchen and dining
- 2nd living area privately placed for flexibility
- High spec. kitchen with innovative skylights and WIP
- Undercover deck and inviting north facing backyard
- Raked ceilings project light and space to the interior
- Feature pendant lighting highlights individuality
- Commodious master suite with WIR, ensuite and yard access
- Independent children's wing nearby to main bathroom
- Crisp, clean interior palette exuding minimalist properties
- Ducted heating, R/C air conditioning and DLUG
- Fantastically located for an easy commute to Geelong

Price : \$ 640,000

Land Size : 560 sqm

View : <https://www.bellarineproperty.com.au/4800889>



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Whilst 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.

9 Empress Boulevard, Ocean Grove

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