



16 Lyrebird Street Ocean Grove VIC

3 2 2

The Feel:

Boasting a premier 'Old Grove' location walking distance to the bustle of The Terrace shops and beach, this cute coastal cottage is ready for summer holidays or relaxed family living by the beach! Live in and enjoy 'as is', make this sweet home your own with a quick update, or set your sights on a bigger project (STCA) with the convenience of great schools and family amenities all nearby.

The Facts:

- 3BR coastal cottage in sought after Old Grove location
- Nestled by mature gum trees on a 632sqm approx. block
- Walk to Terrace cafes, reserves and a choice of great schools
- North facing lounge and dining room wrapped by veranda
- Family sized kitchen with wall oven, d/w and servery
- Relaxed meals, living and dining zones all with sliders to deck
- South facing undercover entertaining deck with screen blinds
- Bath and shower to family bathroom, laundry with access to line
- Master BR with ensuite and WIR, minor BRs with BIRs to

Price : \$ 687,500
Land Size : 632 sqm
View : <https://www.bellarineproperty.com.au/49576>
 69



Dan Halsey
03 5254 3100



Whilst 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.

16 Lyerbird Street, Ocean Grove

bellarine **b**property