



## 82 Lake Avenue Ocean Grove VIC

4 2 1

This beautiful newly renovated property sits in prime Old Ocean Grove, enjoying a peaceful northerly outlook towards Blue Waters Lake. The Barwon River, golf club, Ocean Grove Primary school and bustle of town all just around the corner within walking distance. Polished concrete floors, custom joinery and recycled timber features throughout along with high end fixtures and fittings which adorn the bright open plan interior, leaving nothing left to do but move in and start enjoying this superb coastal lifestyle!

### The Facts:

- Newly renovated throughout, this 4BR home is only steps from Blue Waters Lake and within walking distance of Barwon River, golf club, town centre and OGPS (zoned)
- Stunning Lake glimpses from the north facing OP living area
- New Daikin central heating and cooling throughout with zoning
- Slimline 'Regency' gas log fire featuring in the vast OP living area
- Custom kitchen design by Fusion including 40mm Caesarstone island bench, Franke undermount dbl sink

**Price** : \$ 825,000  
**Land Size** : 615 sqm  
**View** : <https://www.bellarineproperty.com.au/5020797>



**Toby Lee**  
03 5254 3100



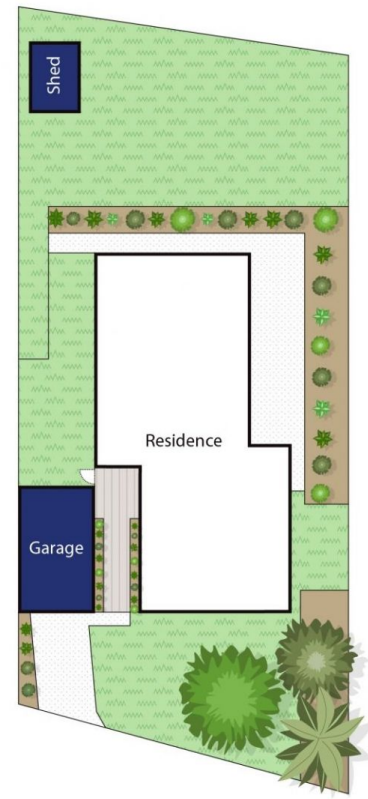
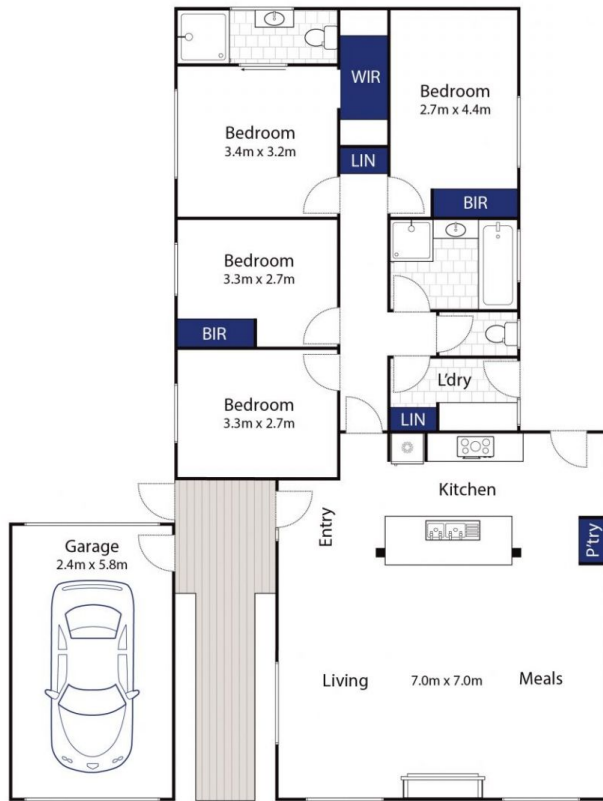
**Levi Turner**  
03 5254 3100



Whilst 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.

82 Lake Avenue, Ocean Grove

bellarine **b** property



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