



**52-54 Yellow Gum Drive Ocean Grove VIC**

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**The Feel:**

Striking yet simple, this Silvertop Ash 'Black House' within the exclusive Yellow Gums Estate is big on minimalist principles, yet maximal living. The angular layout is designed to embrace the garden, with distinctive east and west wings providing functional zoning and plenty of space for the ever-evolving needs of a growing family. This property backs onto 5 acres of bushland and is located just 50 metres from the nature reserve with every room enjoying a northerly aspect.

**The Facts:**

- Stunning residence with 6 star energy rating
- Open plan living, kitchen, dining with basalt tiles & entire north aspect w/ passive solar benefits
- Well resolved floor plan with 4 beds, 2 living, 2 bathrooms, plus powder room & study nook
- Beautiful natural light, native garden vistas & manna gums on 5046sqm (approx.)
- Kitchen w/ Carrara stone tops, double wall oven, induction cooktop & butler's pantry
- High ceilings in central living zone with powerful 8.2kw SSAC & Yunca 'Monte' wood fire heater

**Land Size** : 5046 sqm

**View** : <https://www.bellarineproperty.com.au/5150918>



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Whilst [bwr.com.au](http://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.

## 52-54 Yellow Gum Drive, Ocean Grove