



2 Bulga Place Ocean Grove Vic

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The Feel

Tucked away from the hustle and bustle of Ocean Grove, yet only a 10min stroll through parklands to Market Place shops, sports centre & schools, there are many advantages to life in this peaceful, private location. An enviable 'no through traffic' position will suit families or downsizers, with 3 bedrooms & 1 bathroom (en suite connection to master bedroom) occupying the rear of the property. Open plan kitchen, meals & living lead to a covered north verandah, with low maintenance living & established gardens featuring native, exotic & fruit-bearing species.

The Facts

- Single level Federation-style cottage on 404sqm approx. allotment in established area
- Clever orientation and planting provides passive cooling in summer, warming in winter
- Stunning lawn & gardens, featuring Japanese Maple, Silver Birch & a variety of fruit trees
- Neat concrete paths & north-facing outdoor living area under the shady verandah
- Open plan kitchen/living/meals area provides a central family hub

Price : \$ 550,000

Land Size : 404 sqm

View : <https://www.bellarineproperty.com.au/5260783>



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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.

2 Bulga Place, Ocean Grove

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