



**43 Marmion Circuit Ocean Grove VIC**

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**The Feel:**

Be immediately drawn to the delightful orientation of this fully established family home in the ever popular Oakdene Estate. The open plan living zone is full of natural light, flowing freely to the flat, grassy backyard, full of beautiful north sunshine. A convenient location only adds to the appeal, making this an ideal option for people wishing to purchase the complete package, and simply hit the beach!

**The Facts:**

OP kitchen, meals and living with desirable NF orientation  
 Kitchen hosts 900mm oven, WIP and stone benchtops  
 Timber floors gift a coastal aesthetic to the bright interior  
 Free flowing onto the outdoor alfresco and sunny backyard  
 Timber pergola, pond, chook pen and children's play equip.  
 Built in study nook, handy to the main living zone  
 Master suite ideally situated with WIR and ensuite  
 2 further BRs share the main bathroom with sep. W.C  
 Double glazing  
 DLUG with internal access, ducted heating throughout  
 Double gated access and parking for caravans/trailers or boats  
 Perfectly situated to benefit from the new shopping precinct

**Price** : \$ 630,000  
**Land Size** : 560 sqm  
**View** : <https://www.bellarineproperty.com.au/5286786>



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

**43 Marmion Circuit, Ocean Grove**

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