



**2/40 Fraser Crescent Ocean Grove VIC**

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**The Feel:**

Sitting pretty in a desirable Old Ocean Grove location, a stone's throw from all practical amenities, Blue Waters Lake, the Barwon River and pristine local beaches, this two bedroom townhouse is set up for immediate enjoyment. Privatised by beautiful established gardens, cascading grapevines and with multiple outdoor pockets for alfresco entertaining and relaxation, there is nothing left to do but sit down, unwind and settle in.

**Price** : \$ 535,000  
**Land Size** : 291 sqm  
**View** : <https://www.bellarineproperty.com.au/53280>  
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**The Facts:**

- Comfortably living with timber floors and garden views
- Spacious meals zone overlooking alfresco deck
- U-shaped kitchen with 600mm upright gas cooker and dishwasher
- Abundant natural light
- Spacious undercover outdoor area for relaxation
- Beautifully private, secure gardens and yard area
- Outstanding and convenient "old Ocean Grove" position
- Two roomy bedrooms with BIRs and lovely outlooks
- Generous main bathroom with laundry in situ
- SLUG plus workshop, Vulcan wall heater and R/C air conditioning



**Dan Halsey**  
 03 5254 3100



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.

**2/40 Fraser Crescent, Ocean Grove**

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