



### 37 Empress Boulevard Ocean Grove VIC

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#### The Feel:

Situated on Empress Blvd, this sophisticated home lives up to the meaning of the word, empress; 'full of beauty & abundance'. Immaculately presented with impressive features that are evident from the moment you arrive, with seemingly endless space both inside & out to chase the sun in multiple protected sitting areas. Raked ceilings in the main living area project light & space to this zone, whilst cleverly zoned sleeping quarters & a 2nd living room set the tone for a laidback lifestyle that meets the ever-evolving needs of families.

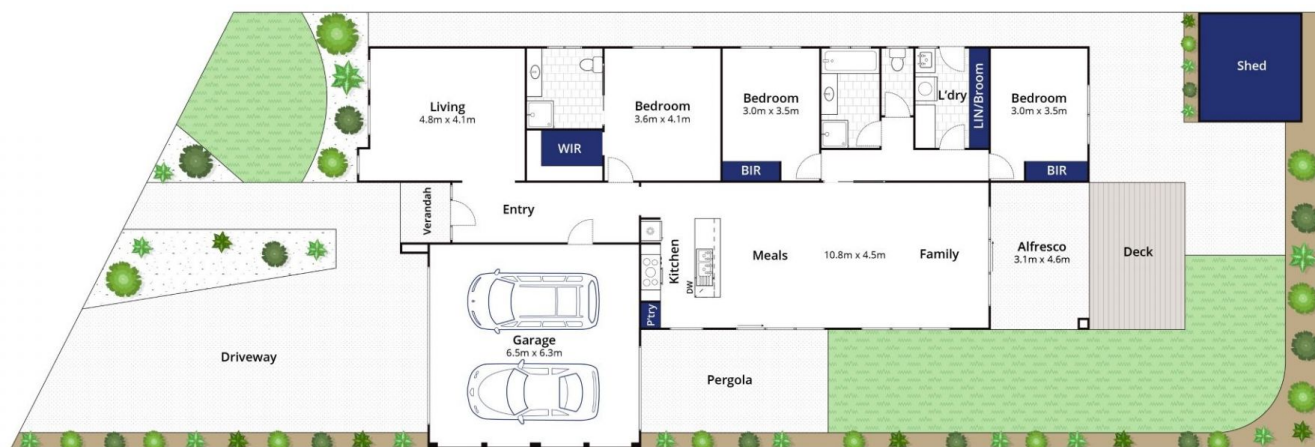
#### The Facts:

- Striking skillion roofline complements a contemporary brick façade
- Custom built high spec home by Ocean Breeze Homes
- Single level home on 518sqm (approx.) block in Oakdene Estate
- Dual living areas include separated parents retreat with adjacent living room
- 3 large bedrooms; zoned Master with ensuite & WIR (other 2 w/ BIRs)
- Bathrooms feature laminate vanity units with single basins

**Price** : \$ 690,000  
**Land Size** : 518 sqm  
**View** : <https://www.bellarineproperty.com.au/53307>  
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Approx Land Area 518m<sup>2</sup>

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

**37 Empress Boulevard, Ocean Grove**

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