



### 1/39 Lelean Street Ocean Grove VIC

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#### The Feel:

Moments from the river, pristine beaches & countless dining options, leave the car at home & throw away the keys - locations don't get better than this! Currently under construction by leading local builders, this 2BR contemporary unit offers coastal lifestyle excellence. This unit can be used as a 3 bedroom unit by closing off the cleverly designed retreat. Stylish modern design, high end finishes & dedicated alfresco living will set you up for an idyllic seaside retreat or delightful full-time abode.

#### The Facts:

- Stylish contemporary design built by Ocean Breeze Homes
- Stamp duty savings + work with the builder on colour choices
- Less than 400m from the Barwon River and waking distance to beach
- Desirable north facing orientation to the living zones
- Ample glazing & sliding stacker doors flood the OP interior with natural light
- Caesarstone benchtops to kitchen, island & bathrooms
- Westinghouse app's: 900mm electric oven/gas hob, DW

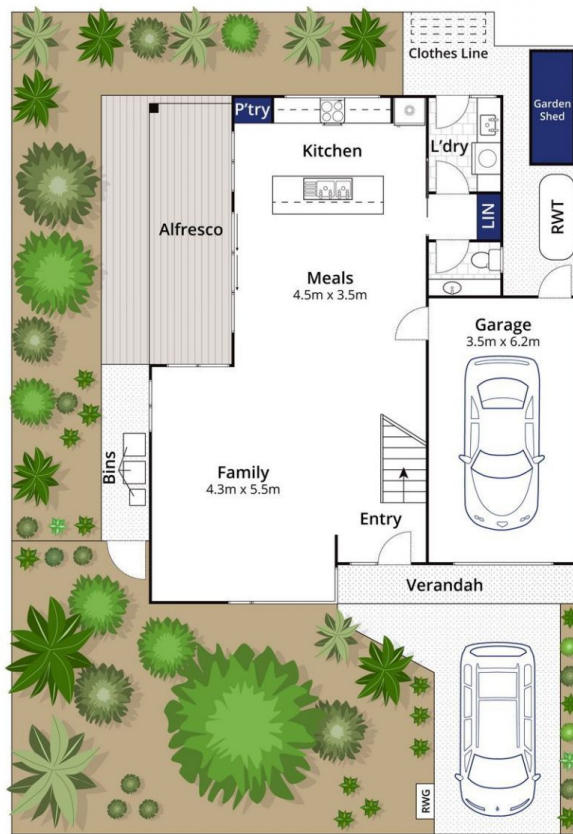
**Price** : \$ 695,000  
**Land Size** : 265 sqm  
**View** : <https://www.bellarineproperty.com.au/55697>  
 45



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Ground Floor



First Floor



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.

**1/39 Lelean Street, Ocean Grove**

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