



## 14-16 Mermaid Avenue Ocean Grove Victoria

3 2 2

### The Feel:

Elevated and striking views characterise this cute coastal home. With a functional floorplan that is well suited to families, and a position in prized Old Ocean Grove, this home has serious appeal.

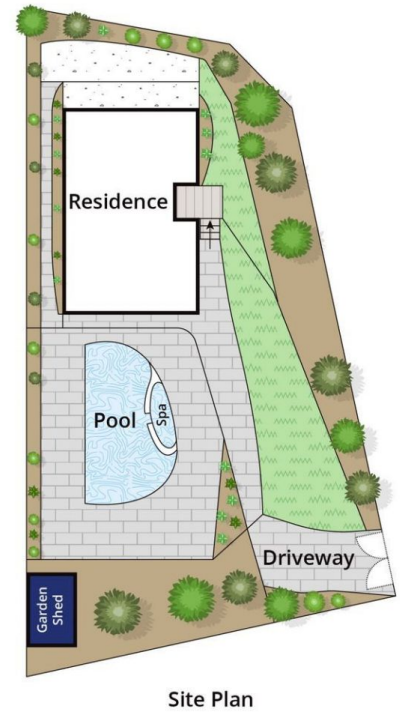
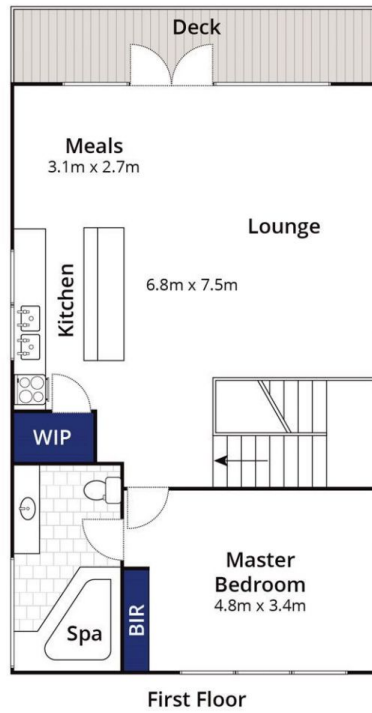
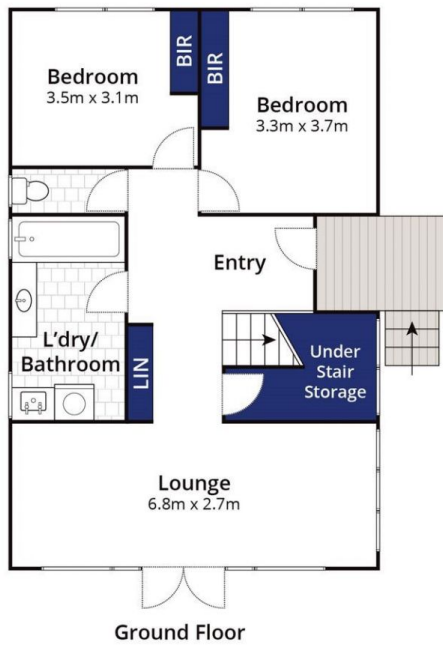
**Price** : \$ 830,000  
**Land Size** : 625 sqm  
**View** : <https://www.bellarineproperty.com.au/5647209>

### The Facts:

- Coastal exterior with fresh white interiors, beautiful & refined surfaces
- Upstairs open plan kitchen and living area overlooking river and ocean/bluff views
- Sun filled upstairs verandah taking advantage of coastal views
- Master bedroom comes complete with large ensuite
- Versatile retreat/2nd living area downstairs with French doors to pool and spa
- 2 further spacious bedrooms with built in robes overlooking lush gardens
- Family bathroom with shower & separate toilet
- Ducted heating downstairs, SSAC to kitchen/dining & upstairs living area
- North facing gardens, heated pool and spa set amongst native gardens



**Toby Lee**  
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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.

**16 Mermaid Avenue, Ocean Grove**

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