



**14 Battersea Rise Ocean Grove VIC**

4 2 1

**The Feel:**

When you live this close to the sea, the roaring surf becomes the soundtrack to your life. Set back behind bright & beautiful gardens at the entry, this meticulously presented home occupies a protected position in a sought-after beachside locale. The undercover outdoor entertainment area allows for year-round entertaining & relaxation, while inside offers 3 separate living areas including a formal lounge & dining, casual living adjoining a superb kitchen & an open family room. The master features an ensuite & WIR, while 3 more bedrooms all have BIRs.

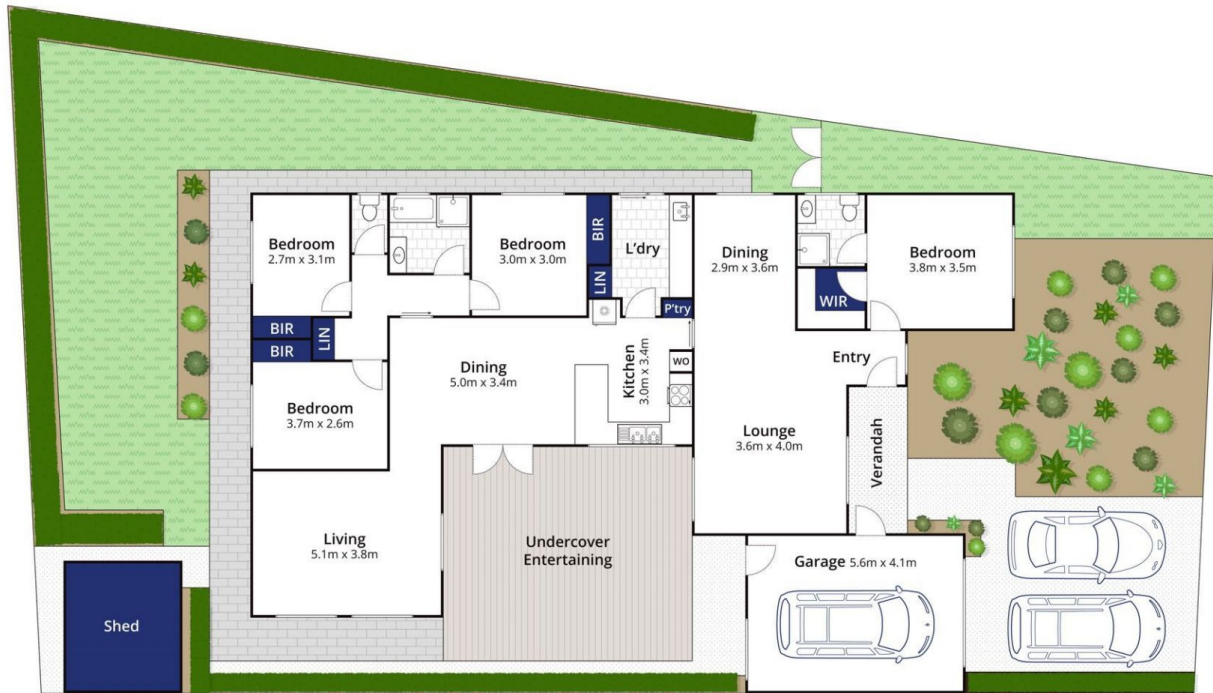
**The Facts:**

- 4-bedroom home in popular coastal market
- Ideal for downsizers, first home buyers or families
- Listen to the waves & take daily walks to the beach (only 2mins by car!)
- Light-filled formal living & dining room with garden views
- Tiled entry to carpeted area, complemented by Jarrah timber floors
- Family living room with split system heating & cooling
- Updated kitchen with quality Siemens appliances: wall oven, induction cooktop & dishwasher

**Price** : \$ 720,000  
**Land Size** : 559 sqm  
**View** : <https://www.bellarineproperty.com.au/59423>  
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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.

## 14 Battersea Rise, Ocean Grove