



### 1/62 The Parade Ocean Grove VIC

3 2 1

#### The Feel:

Cool coastal overtones are felt in this near new 3BR townhouse, superbly located within an easy stroll to The Terrace shopping precinct, patrolled main beach and Barwon Estuary. Split over 2 comfortable levels designed to take advantage of the sunny north and natural light, this property presents as the perfect Summer Retreat, investment property or a downsize prioritising convenience.

#### The Facts:

- OP living, dining and kitchen opening onto sunny north facing balcony
- Streamlined kitchen boasting Ceaserstone benchtops and modern apps
- Privately located master suite with ample BIRs and ensuite bathroom
- BRs 2 and 3 located on the lower level, sharing the main bathroom space
- Under stair storage, SLUG and additional off street parking available
- R/C heating and cooling provides seasonal comfort throughout the home
- Centrally located to the shops, main beach and Barwon

**Price** : \$ 875,000

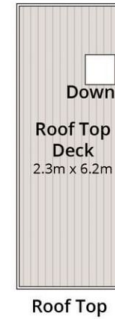
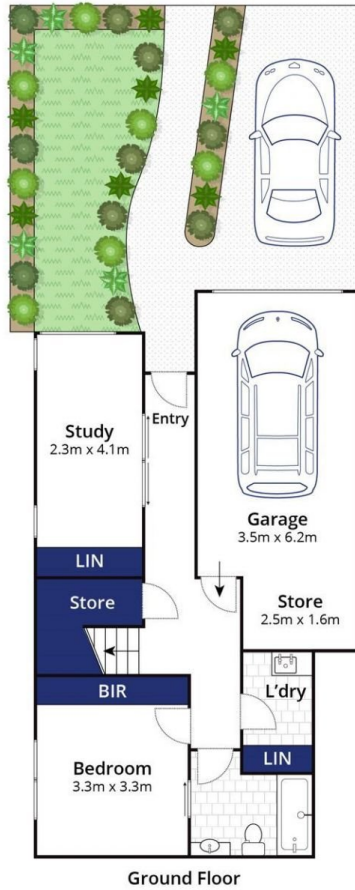
**View** : <https://www.bellarineproperty.com.au/5975196>



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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.

**1/62 The Parade, Ocean Grove**

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