



## 2/76-78 Orton Street Ocean Grove VIC

2 2 1

### The Feel:

As the cliché goes in real estate, it's all about location. This 2-bedroom townhouse plus study has it in spades, set in the tightly-held Lookout Reserve cul-de-sac, with Orton St frontage and direct beach and park access beyond the garden path. Nestled behind the main beach and parkland, not many people can say they can stroll through their 'backyard' to one of Ocean Grove's highest points to enjoy breathtaking ocean views. A gentle stroll to The Terrace shops & local dining add further appeal to this delightful, low maintenance home, enticing as a permanent abode, weekender or portfolio addition.

### The Facts:

- Bank of north-facing windows create a light-filled space
- U-shape kitchen with breakfast bar, electric appliances & DW
- Dining area & main living enjoy the focal point of a cosy gas log fire
- Sliding doors connect to totally private & secure courtyard/entertaining space
- Garden gate to Orton St & rear pathway leads direct to Lookout Reserve

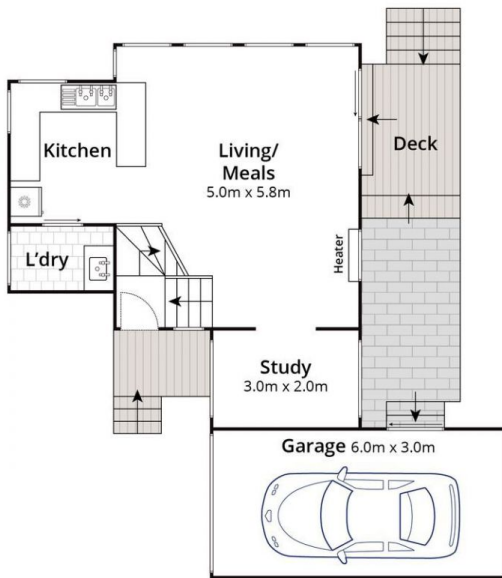
**View :** <https://www.bellarineproperty.com.au/5992202>



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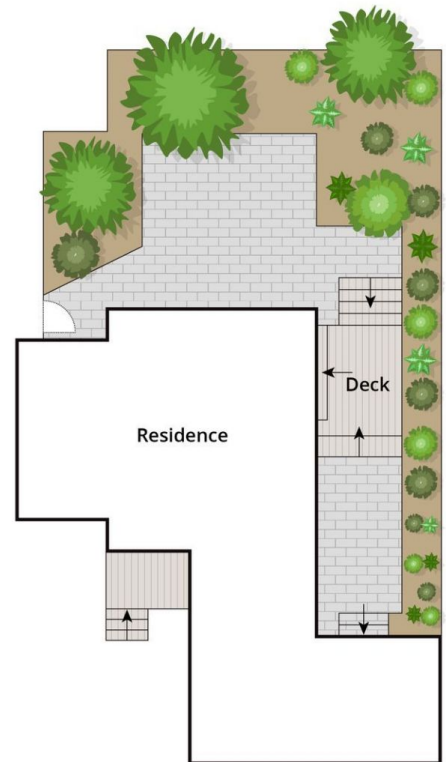
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Ground Level



Level One



Site Plan

Approx House Area 104m<sup>2</sup>  
Approx Land Area 176m<sup>2</sup>

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.

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