



**3/96 The Avenue Ocean Grove VIC**

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Construction commencing June 2021.

**The Feel:**

'Iluka' brings you an unsurpassed lifestyle 'by the sea'. Achieving a delightful balance of distinctive design with timeless coastal charm, Iluka redefines effortless luxury living in a vibrant lifestyle-enhancing location. Paying detailed attention to functionality, comfort and quality in equal measure, Iluka offers generous proportions and understated luxury to make your seaside home. Cleverly considered with spacious zoned living and outdoor integration, these exclusive residences reflect an understanding of the ideal Australian seaside lifestyle, as laidback as it is luxurious.

**Price** : \$ 1,295,000

**View** : <https://www.bellarineproperty.com.au/6230134>



**Dan Halsey**  
03 5254 3100

**The Facts:**

- Striking lines & considered spaces balance sophistication with relaxed 'kick-your-shoes-off' luxury
- Impressive articulated facade & and timber battens
- Under stair indoor garden which welcome residents to this seaside location
- Meticulous attention to detail & consideration to light, outdoor integration & finishes



Ground Floor



First Floor

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.

## 3/96 The Avenue, Ocean Grove