



### 53 Mermaid Avenue Ocean Grove Victoria

4 2 2

\*\*\*Density limits apply- we respectfully ask that only key decision makers attend the Open Home\*\*\*

#### The Feel:

Renovated? Tick. Heaps of character? Tick. A rarely offered, and highly sought position in Old Ocean Grove? Tick. Family-sized floorplan? Tick. Zoned to Ocean Grove Primary School? Tick. Affordable price tag? Tick! With so much on offer, you are going to want to act quickly to secure this charming home in leafy Mermaid Ave!

#### The Facts:

- Renovated- neat & tidy, with heaps of charm
- Fresh white & timber colour scheme
- Exposed rafters
- Lounge + kitchen & dining with leafy outlook across Old Grove & secure front garden
- Updated kitchen with stainless steel dishwasher & 900mm freestanding oven
- Master bedroom with en suite & WIR
- 3 additional bedrooms, all with ceiling fans & BIRs
- Modern family bathroom with bath, shower & vanity
- Ducted heating & ceiling fans

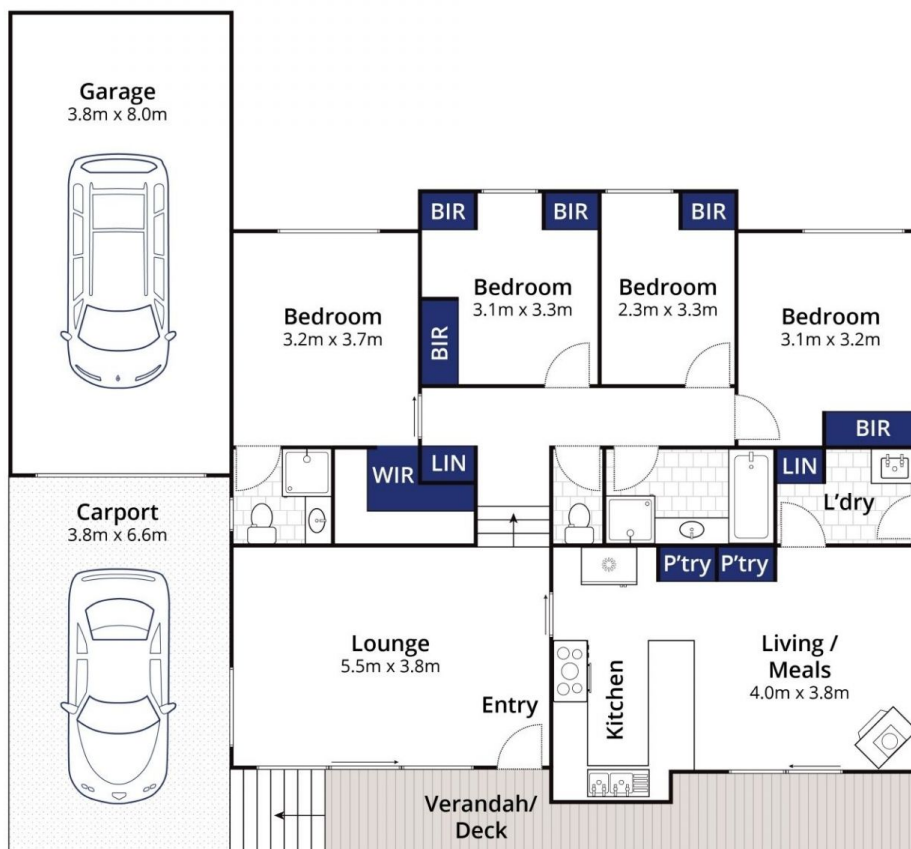
**Price** : \$ 930,000  
**Land Size** : 600 sqm  
**View** : <https://www.bellarineproperty.com.au/6281106>



**Christian Bartley**  
03 5254 3100



**Dan Halsey**  
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Approx. Area 115m<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.

## 53 Mermaid, Ocean Grove

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