



3 The Avenue Ocean Grove VIC

5 4 2

From the entrance hall; soaring 6.2m void & grand staircase sets the tone for entire house. Charming powder room buds off the entry, convenient for your guests. Spacious living & sitting rooms with fireplaces. Enchanting sunroom features bluestone floors & exquisite views beyond the lawn. Open plan gourmet kitchen with stone benchtops, high quality appliances and meals area with parquetry flooring & breathtaking outlooks.

Rumpus room opens to north-facing courtyard & garden. Lower level offers 2 bedrooms with luxuriously appointed en-suite's and built in robes. Palatial master upstairs invites the morning sunshine in & opens to large private balcony. 2 further upstairs bedrooms plus a large study also capitalise on breathtaking views with the front bedroom having access to the balcony. Upstairs bathroom services this level in situ shower, bath, double vanity & separate toilet. Climate comfort: gas ducted heating/cooling, 6 open fireplaces, ceiling fans, 2 split systems. Double carport, concrete driveway & substantial rear utilities shed. Walk to The Terrace shopping strip, surf beach & Dunes Café, & the Barwon River only a short stroll.

View : <https://www.bellarineproperty.com.au/6346895>



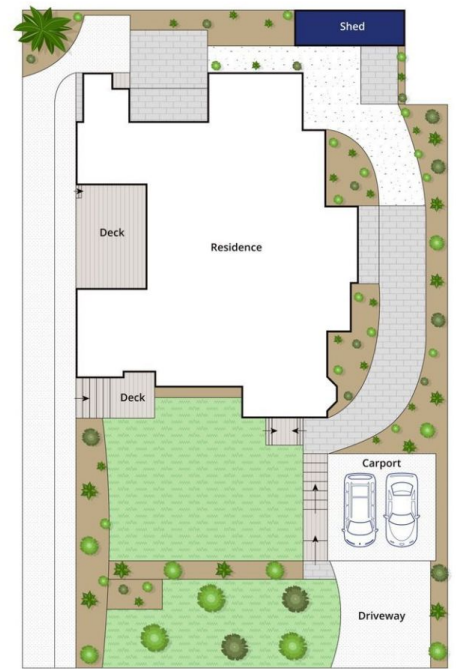
Christian Bartley
03 5254 3100



Ground Floor



First Floor



Site Plan

Whilst 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 The Avenue, Ocean Grove

bellarine **b** property