



## 28-30 Marmion Circuit Ocean Grove VIC

4 2 2

### The Feel:

Offering a spacious 4 bed + study floorplan, this big family home is one to take large scale entertaining in its stride! At the heart of the home sits the open-plan kitchen, living and dining zone, linking effortlessly to the large alfresco, with the separate lounge close by- a practical layout for families wanting options for entertaining and quiet time. Plus, with the bonus of 4 bedrooms and a study, this home is superbly equipped for the modern demands of working from home.

### The Facts:

- Large scale open plan kitchen, family and meals area
- 2nd living area ideal for larger families and entertaining
- Glossy kitchen hosts 900mm SS freestanding oven/gas cooktop & dishwasher
- WIP and huge island bench accommodating meals on the run
- Additional study/3rd living zone offering opportunity for work from home
- Fantastic undercover alfresco area for seasonal enjoyment

**Price** : \$ 915,000  
**Land Size** : 660 sqm  
**View** : <https://www.bellarineproperty.com.au/6378843>



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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.

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