



### 1/48 Powell Street West Ocean Grove VIC

3 1 2

#### The Feel:

Positioned in an enviable location in easy walking distance to The Terrace shopping, community and recreational facilities, don't miss this opportunity to secure an easy-care property in an outstanding setting. Neatly presented and oriented to harness the northerly sunshine, the open plan living and meals opens directly onto a fully fenced, spacious front yard, with plenty of room for the caravan or extra vehicle. Additional features include a family bathroom, SSAC, gas heating, tandem garage and rear pergola.

#### The Facts:

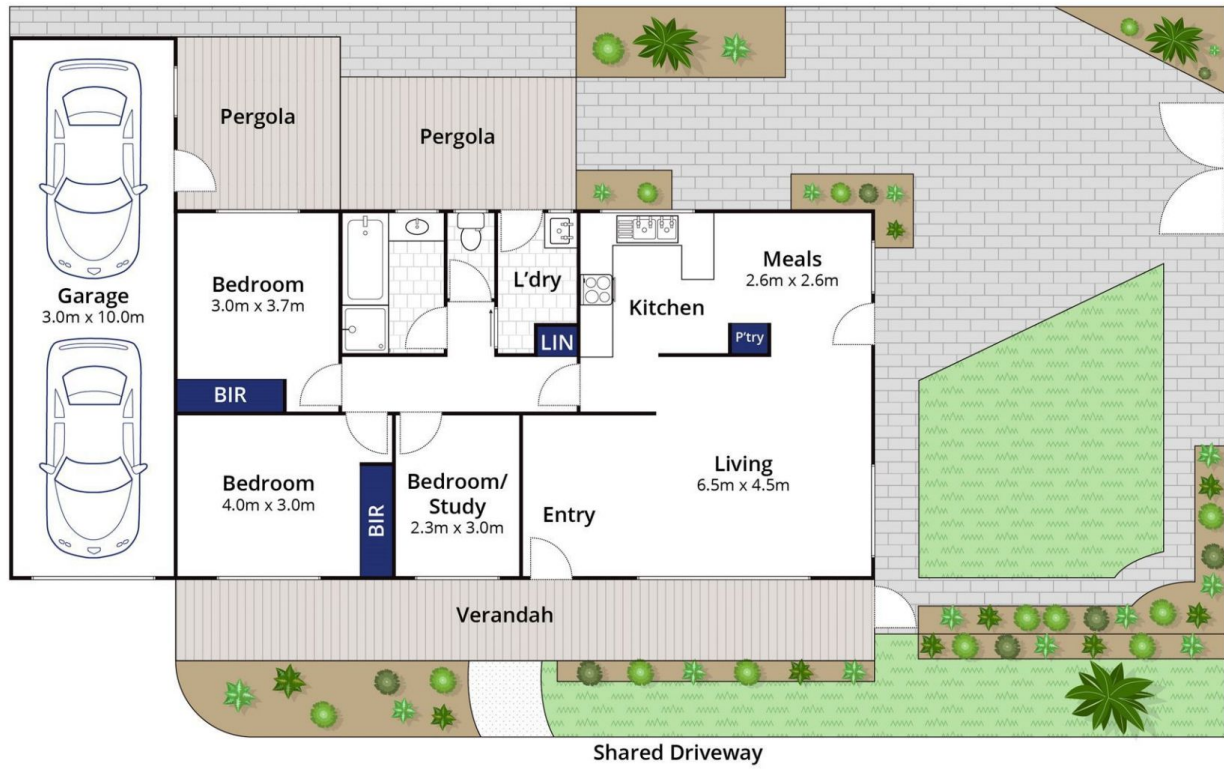
- Single level home in a prized central location in old Ocean Grove
- Set on front allotment with advantageous sense of space
- Fenced north-oriented front yard with double gates for extra parking
- Open plan kitchen, living & meals with SSAC, Rinnai wall heater and slate hearth
- Timber kitchen of its era, with wall oven, pantry & countertop breakfast bar
- North & east windows capture the morning & afternoon

**Price** : \$ 850,000

**View** : <https://www.bellarineproperty.com.au/6570841>



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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.

**1/48 Powell Street, Ocean Grove**

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