



### 3 Ashcombe Lane Ocean Grove VIC

4 2 2

#### The Feel:

Make your home your oasis! Intelligent design results in an adaptable floorplan for the ever-evolving needs of family life. Distinctive zones provide a functional layout with plenty of space for everyone, including 2 living, 4 bedrooms and a study. The floorplan is designed to embrace the east-facing entertainer's paradise, complete with covered alfresco, BBQ area and outdoor spa. Privacy is enhanced by mature boundary screening in the low maintenance gardens, delivering a coastal lifestyle hideaway. Situated in an enviable 'no through traffic' position, families and downsizers alike will love the easy walk to shops, schools, parks and recreation facilities.

#### The Facts:

- Dual living areas with soaring cathedral ceilings create an amplified sense of space
- Indoor-outdoor entertaining features a 6-seater spa
- Single level Dennehy-built home on 700sqm (approx.) allotment in quiet, established area
- Orientated to maximise east aspect w/ sliding doors to outdoor living area
- Fully fenced with lawn, low maintenance gardens &

**Land Size** : 700 sqm

**View** : <https://www.bellarineproperty.com.au/6574134>



**Andrew Kibbis**  
03 5254 3100



**Dan Halsey**  
03 5254 3100



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 Ashcombe Lane, Ocean Grove

**bellarine** property  
Rentals | Commercial | Sales | Projects