



## 17 Launceston Street Ocean Grove VIC

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### The Feel:

Beautifully designed across a sophisticated single level, sleek on-trend finishes are cohesively combined with an eye-catching exterior and high end specs, enticing you to purchase off the plan today. Exquisite attention to detail is demonstrated inside and out - occupying a spacious corner allotment in one of the fastest selling coastal estates on the Bellarine Peninsula. There is no time like the present - enquire now!

### The Facts:

- OP living, dining and galley kitchen with 3 metre ceilings
- Bi-fold access onto spacious external patio for entertaining
- Additional rumpus room occupies a separate wing of the home
- Study/home office, ideal from those who work remotely
- Master BR with walk-in robe and stylish ensuite bathroom
- 2 additional BRs with BIRs, each with their own ensuite
- Feature pendant lighting and premium finishes throughout
- 600 x 600 porcelain tiles to ceilings in bathrooms and ensuites
- Engineered Oak timber flooring throughout the interior
- Solar hot water system, double glazed windows

**Price** : \$ 1,275,000  
**Land Size** : 661 sqm  
**View** : <https://www.bellarineproperty.com.au/6641827>



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Whilst [bwrm.com.au](http://bwrm.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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