



22 Marlin Drive Ocean Grove VIC

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The Feel:

Original character, contemporary enhancements, and low-maintenance surrounds form an irresistible combination for downsizers and young families in this 3-bedroom residence, superbly positioned in an outstanding lifestyle location. Seamless flow to a private entertainer's deck, this single level sanctuary sits directly opposite the Surfside school and sporting precinct ensuring everyday convenience becomes a way of life. With potential to further capitalise in this family-friendly location, this could be the starting point you've been waiting for.

The Facts:

- Impeccably presented & refreshed 3-bedroom family home, superbly located for everyday convenience
- Situated directly opposite Ocean Grove's sports precinct, and so close to shops & aquatic centre
- Kids are afforded their independence with primary & secondary schools located just across the road
- Light-filled living & dining space with ornamental fireplace & feature display shelving maximises the home's north orientation
- Large undercover deck, ideal for private alfresco living

Price : \$ 752,000
Land Size : 466 sqm
View : <https://www.bellarineproperty.com.au/7658891>



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