



### 35 Kingston Downs Drive Ocean Grove VIC

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#### The Feel:

Superbly positioned in a popular Ocean Grove pocket, this immaculately presented home delivers invaluable convenience, sitting just moments away from the Marketplace Shopping Centre, schools, and sporting facilities. Infused with glorious natural light and timeless warmth, the residence is perfectly proportioned to accommodate growing families with a spacious 4-bedroom, 2-bathroom layout. Two zoned living areas continue the tone for relaxed living, uniting effortlessly with child-friendly outdoors across an expansive 687sqm (approx.) north-to-rear parcel.

#### The Facts:

- Timeless warmth & a family-friendly layout define this neat-as-a-pin offering
- Superbly positioned for easy family living, it's just 200m from the Marketplace shopping centre, with schools & sporting grounds around the corner
- 4-bedrooms, 2-bathrooms & 2 separately zoned living areas afford all family members their own space
- Brimming with natural light, a central open plan living, dining & meals area capitalises on a preferred north

**Price** : \$825,000-\$885,000  
**Land Size** : 687 sqm  
**View** : <https://www.bellarineproperty.com.au/77573>  
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## 35 Kingston Downs Drive, Ocean Grove

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