



### 49A Orton Street Ocean Grove VIC

3 2 2

#### The Feel:

Private inspections welcome on any day of the week. Showcasing the height of effortless modern luxury, from its Shou Sugi Ban cladding to its high-spec finishes and an internal lift, this architect-designed, tri-level home's considered attention to detail is apparent at every turn. House-like proportions provide family comfort, as voluminous interiors transition gracefully onto a series of outdoor terraces, presenting the perfect setting for luxurious living and sophisticated entertaining. Gazing out over the sparkling Ocean Grove shoreline to the Barwon Heads Bluff, you'll also adore the convenience of this premium address, nestled mid-way between village eateries and the iconic main beach.

**Land Size** : 426 sqm

**View** : <https://www.bellarineproperty.com.au/7794062>



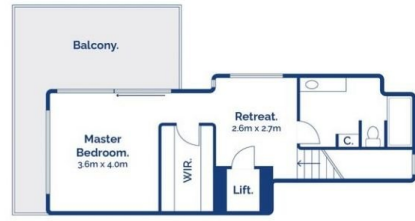
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#### The Facts:

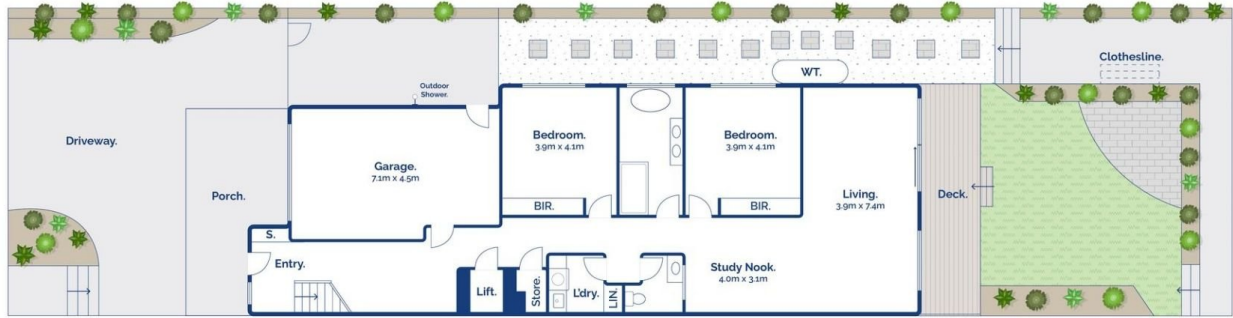
- Luxurious custom townhouse, expertly crafted by award-winning builder Larkin & Drought
- Spectacular & ultra-convenient location, just 350m from both the town centre & patrolled surf beach
- Striking from the outset with its commanding tri-level design & eye-catching Shou Sugi Ban (Japanese charred timber) cladding



First Level



Second Level



Ground Level

3 2 2

# 49A Orton Street, Ocean Grove

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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.