



## 20 Canis Crescent OCEAN GROVE VIC

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This home captures the sweeping ocean views privy to residents of Canis Crescent. The high vantage point takes in breathtaking views from The Bluff to Point Lonsdale's Lighthouse as well as serene vistas across Lake Victoria. The Two-story design boasts a Private Master bedroom with some views, walk-in robe & newly refurbished en suite. Plus formal dining room with beautiful ocean, dune and lake views or optional 4th bedroom or nursery. Two lounge areas are available one on each level. The kitchen/meals join the balcony for total ocean appreciation. Reverse Cycle heating and cooling plus Space saver gas heating offers comfort for summer and winter - plus ceiling fans, sun awnings and Supertherm insulation paint to roof. Newly polished timber floors and decorating throughout. Vibrant bathroom with corner spa bath, bath and shower, separate toilet and vanity area for convenience on busy mornings. Laundry features lots of storage. Entertaining can be held on the balcony or downstairs undercover and protected by the elements by bistro blinds. Landscaping, sculptural front garden, backyard with lush lawn, a boardwalk and a dry creek bed with striking plantings. Gardens are low maintenance and drought tolerant with irrigation systems. 3x3000L rain water tanks connected to laundry and toilet

**Price** : \$ 430

**View** : <https://www.bellarineproperty.com.au/1502859>



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