



18 Aries Crescent OCEAN GROVE VIC

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Just a short stroll to the beach and with easy access to shops and schools, this brilliantly renovated two-storey weatherboard cottage offers exceptional living in an unbeatable location. Set amongst lovely established gardens and featuring a host of indoor/outdoor living areas, you'll find yourself settling in to an idyllic seaside lifestyle in no time.

Enter from the front verandah to find a slate-tiled entry; a carpeted formal dining room with timber-lined walls and soaring vaulted ceiling; three carpeted bedrooms with robes, the main with semi-ensuite access to the three-way bathroom; and an updated kitchen with Baumatic appliances and self-closing drawers, serving a spacious living area with stunning fixed garden window and a wall of bi-fold doors to the paved pergola area, where semi-transparent blinds create a wonderful 'outdoor' room, large enough to entertain a crowd.

With additional highlights including two split-system air conditioners, an upstairs living/rumpus area, a secure garage and a powered garden shed, this wonderful property is sure to impress upon inspection.

Price : \$ 521,500
Building Size : 2 Sqrs
Land Size : 585 sqm
View : <https://www.bellarineproperty.com.au/1503073>



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1ST FLOOR



TOTAL APPROX. FLOOR AREA 176.5 SQ.M. (1900 SQ.FT.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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