



**17 The Avenue Ocean Grove VIC**

5 🚗 2 🚗 2 🚗

**The Feel:**

This stunning home makes an impact from the moment you arrive, with panoramic views of the sea, bluff and Barwon River on an elevated double allotment (1191sqm approx). The impressive 2-storey façade features a stone wall, with commanding views from the extensive front deck, all living rooms and parents retreat. A wealth of lifestyle-enhancing features includes hydronic heating, cooling, polished floorboards, bar, pool and double garage, making this more than just a spectacular place to call home.

**The Facts:**

- Luxury living & entertaining with scenic views of ocean to the Bluff, river to Lake Connemara, the Otways & beyond
- Tangible connection to spectacular views and outdoor living via expansive glazing
- Eye-catching stonework, timber cladding & floors accentuate the natural beauty of this home
- Tuscan-inspired north patio with vine clad pergola & dappled light through deciduous Manchurian Pear Tree
- Complete privacy with Sheltered north-facing backyard with 10 x 4 solar-heated pool
- 8 Seater Heated Spa adjacent to pool, perfect for the

**Price** : \$3,900,000  
**Land Size** : 1191 sqm  
**View** : <https://www.bellarineproperty.com.au/6443993>



**Christian Bartley**  
03 5254 3100



**Toby Lee**  
03 5254 3100



Whilst [bwr.com.au](http://bwr.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.

## 17 The Avenue, Ocean Grove