



63 Marlin Drive Ocean Grove VIC

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The Feel:

Set on a spacious 824sqm approx. block with the potential for ocean views from a 2nd storey (STCA), this characterful home is the perfect place for new beginnings. Make your mark here and enjoy the privileges of this perfect location with the surfside schooling hub and sporting facilities within footsteps, and the beach and shopping centre close by.

Price : \$ 875,000
Land Size : 824 sqm
View : <https://www.bellarineproperty.com.au/6737917>

The Facts:

- Potential to capture ocean views from a 2nd storey (STCA)
- Generous allotment size with plenty of space to extend existing home (STCA)
- Characterful home with high ceilings
- Three bedroom floorplan
- L shaped lounge with open fire place
- Combined kitchen/dining with separate gas log fire
- Evaporative cooling throughout
- Covered alfresco, bbq area, and established gardens
- Tiered sloping block with potential water views
- Double carport
- Established gardens
- Great schools and local facilities within reach



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Whilst 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.

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