



**9 Richard Avenue Ocean Grove Victoria**

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**The Feel:**

From the soaring double-height ceilings that amplify the sense of space, to the picturesque garden setting and private outdoor entertaining areas, this character-filled and much-loved home exudes the calming ambience of a private hideaway. Every window boasts verdant backdrops, overlooking abundant native gardens and gums that soothe and inspire. Fireside living opens onto a totally private wraparound deck, and the mezzanine floor presents an inspiring studio office and library with picturesque views to the river & Barwon Heads. The private balcony from the master bedroom reveals even more of the panorama - what a magical way to start everyday with such an intrinsic connection to nature.

**Price** : \$ 1,224,000  
**Land Size** : 697 sqm  
**View** : <https://www.bellarineproperty.com.au/67690>  
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**Toby Lee**  
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**The Facts:**

- Set on a large 697sqm (approx.) block in a quiet local neighbourhood in old Ocean Grove
- Location offers easy access to Blue Water's Lake or riverside walking trails & the Golf Course
- Elevated position with scenic views to the river & Barwon Heads
- Inspiring connection to spectacular views & outdoor living