



## 12 Marlin Drive Ocean Grove VIC

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An enticing gateway into the Bellarine Peninsula property market, this delightful brick classic delivers complete move in ready comfort, while also providing potential for the future in an ultra-convenient, family-friendly locale. Showcasing a practical 3-bedroom, 2-bathroom floorplan, there is scope to embark on a contemporary renovation that pays homage to the home's classic allure, explore the options to re-develop across a significant 794sqm (approx.) allotment (STCA), or simply enjoy exactly as is. Move-in or lease-out while considering your future plans, and capitalise on a prized position directly opposite the Surfside sporting precinct, and so close to shops and schools.

### The Facts:

- Well-maintained & solidly built brick classic, wonderfully situated for family convenience
- Afford the kids their independence with schools & sporting facilities located across the road
- 1970s charm, generous allotment & a sunny north-facing aspect highlight the home's appeal
- Generous, north-facing living room is imbued with glorious

[For full version visit the website](https://www.bellarineproperty.com.au/8025246)

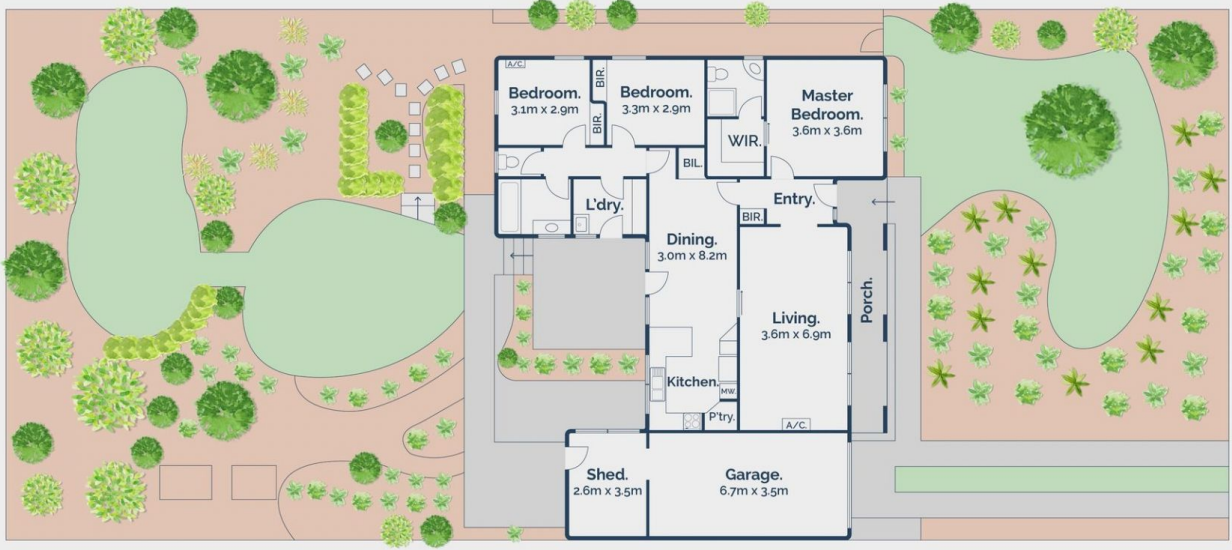
**Type** : House  
**Price** : \$ 805,000  
**Land Size** : 794 sqm  
**View** : <https://www.bellarineproperty.com.au/8025246>



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## 12 Marlin Drive, Ocean Grove



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