



### 1/22 Lelean Street Ocean Grove VIC

3 🏠 2 🚗 2 🚗

#### The Feel:

Step inside this architecturally designed two-storey townhouse, where convenience meets luxury just 250m from the pristine Barwon River. Set in a coveted position within easy walking distance of Ocean Grove's main surf beach and the vibrant shopping strip on The Terrace, this home is a sanctuary of style and functionality. The intelligent layout optimises space, promoting a seamless flow between the well-appointed living areas, making it perfect for relaxation and entertaining alike. Upstairs, the main living zones capture natural light and fresh breezes, enhancing the sense of spaciousness and connection to the coastal environment. This residence not only serves as a comfortable and luxurious home but also as an ideal retreat, allowing residents to enjoy the tranquility of the river and the excitement of the beach, all within a stone's throw.

**Price** : \$1,450,000-\$1,550,000  
**Land Size** : 429 sqm  
**View** : <https://www.bellarineproperty.com.au/8085151>



**Dan Halsey**  
03 5254 3100



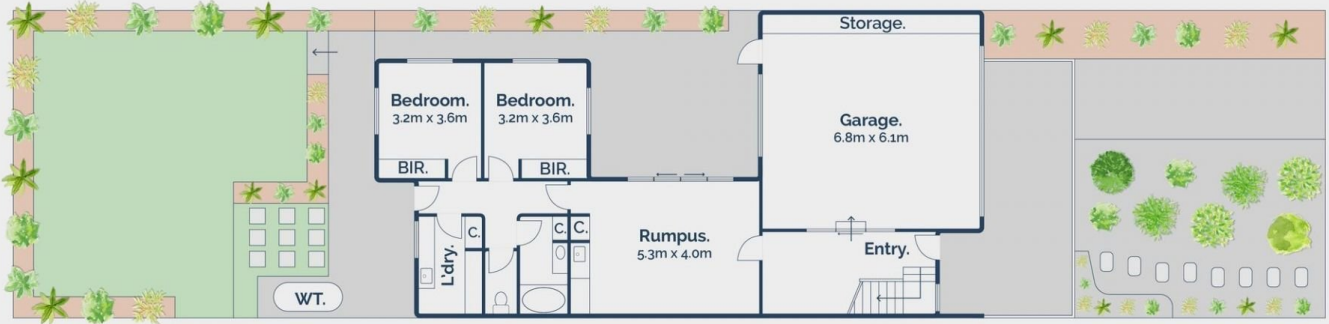
**Kate Lane**  
03 5254 3100

#### The Facts:

- Contemporary coastal appeal, perfectly positioned 250m from the Barwon River
- Spacious living areas over 2 levels, with the main living room, kitchen, dining, & master suite upstairs



First Floor.



Ground Floor.



1/22 Lelean Street, Ocean Grove



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