



5 Shelburn Way OCEAN GROVE, VIC



**Bright, Immaculate and Positioned for Convenience**

This smart brick home, with beneficial northern aspect, wide glazing and private garden views, is just 5 years old and immaculately presented. The as-new appeal indoors and established gardens outdoors are a desirable combination for downsizers or first home buyers. There is also off-street parking for a boat or caravan.

The striking 3-bedroom, 2-living area plus office design includes 8'6" ceilings and doorways, and porcelain floor tiles that enhance space and light. The rendered brick facade is enhanced by fragrant garden beds and attractive landscaping.

The bright floorplan delivers 2 north-facing living zones along with great zoning for families, hosts and guests. Living zones bask in the natural light, whilst the bedrooms are on the cool, tranquil side of the home. In the social hub, kitchen, dining and living flow end to end and access outdoor entertaining and the garden. The detachable shade sail over the pergola maximises outdoor potential, and Manchurian Pears provide privacy screening to

**Price:** \$540,000-\$570,000  
**Property Type:** House  
**Land:** 618 m2



**Hayden Real Estate -**

**Ocean Grove**  
 samh@hayden.com.au



Approx Area 207m<sup>2</sup>

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.

## 5 SHELburn WAY, OCEAN GROVE



5 Shelburn Way

OCEAN GROVE, VIC