## 22 Parkview Avenue OCEAN GROVE, VIC

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## An Idyllic Setting For Nature Lovers

Shrouded by established gum trees and enjoying tranquil outlooks across nearby wetlands, you will enjoy the calming feeling of being miles from anywhere within this comfortable two bedroom abode. Truth be known you are just moments from family friendly beaches, the Marketplace shopping centre and a spoiling of practical community assets.

An open plan layout prioritises functionality, with the living room enjoying plenty of natural light and northern sunshine. The kitchen and meals zone flows onto the undercover alfresco deck, the ideal setting to absorb yourself in a good read, refreshment in hand. An abundance of native birdlife occupies this tree filled oasis, creating a calming musical soundtrack around you. Two sizeable bedrooms offer comfortable retreat, with the larger benefiting from a large walk through robe and bathroom access. This sensational, simplified cottage will appeal as an ideal entry point for first home buyers, fantastic downsize or low maintenance holiday property in a picturesque pocket. This popular location will reward you for a lifetime, enjoying placement within an established area, highly regarded for its peaceful approach and appreciation of nature. Removal from summer tourism, 5 minutes to P

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| **Price:** | $475,000 - $515,000 |
| **Property Type:** | House |
| **Land:** | 324 m2 |

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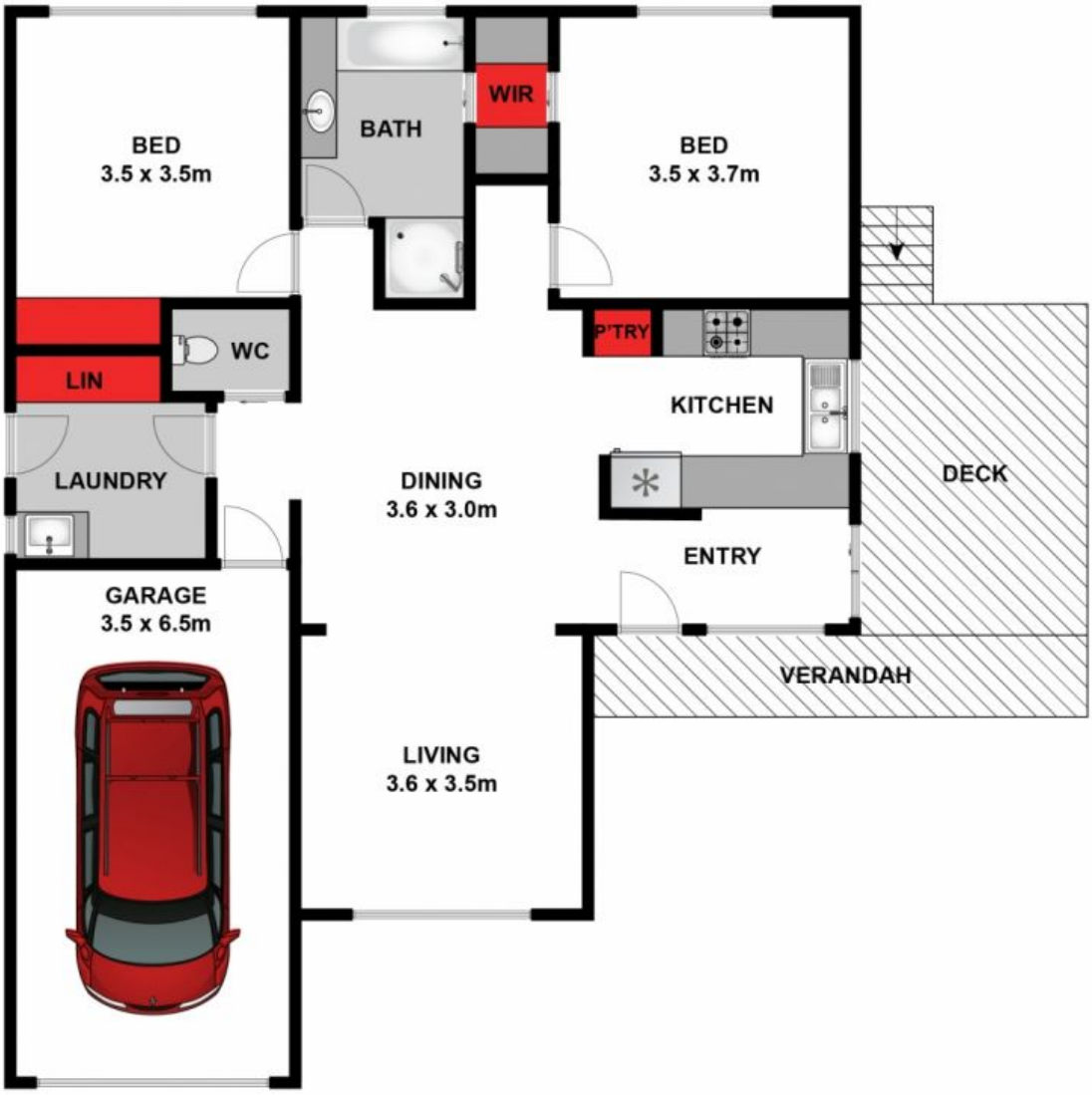


Whilst **bwrm.com.au** has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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