



33 Mermaid Avenue OCEAN GROVE, VIC



## Renovated & Energy Efficient Seachanger

Set on the high side of the Blue Waters Lake precinct, this 3 bedroom home provides a wonderful opportunity for those looking for a sea change. Set amid an attractive streetscape in a quiet neighbourhood, this single level, wheelchair friendly, family home has recently been renovated inside and out. Situated near the picturesque lake walking track and adjacent playground there is plenty to do without getting in the car. Fresh and light with a white interior palette throughout, the home features striking Tasmanian Oak flooring and plantation shutters adding to the relaxed coastal vibe. The superb kitchen is at the home's hub with a generous granite breakfast bar, stainless steel bench tops complete with quality European appliances including an induction cooktop and both steam and conventional ovens. The separate living room overlooking the front garden features a slow combustion wood heater, perfect for winter evenings. Great care and thought has been taken to ensure the home is energy efficient with double glazing on all windows and doors, solar panels, solar hot water, and additional insulation installed in the roof and walls ensuring comfortable living in both summer and winter. The 3 bedrooms all feature floor to ceiling BIR's, ceiling fans and share a family bathroom with spa bath, walk in shower and WC. An additional toilet.

**Price:** \$680,000 - \$745,000  
**Property Type:** House  
**Land:** 604 m2

HAYDEN

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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.

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