



3/36 Wallington Road OCEAN GROVE, VIC



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## LOCATION, PRIVACY AND VIEWS! - Available for short settlement

Boasting picturesque Barwon River views to the Bluff and the west from the open plan living area and master bedroom as well as the balcony, this double storey townhouse offers space and prestige living in an enviable location. Just a short stroll will have you at the Beach, River, cafes or the main street. One of four on the block, this home is a fabulous combination of privacy and convenience.

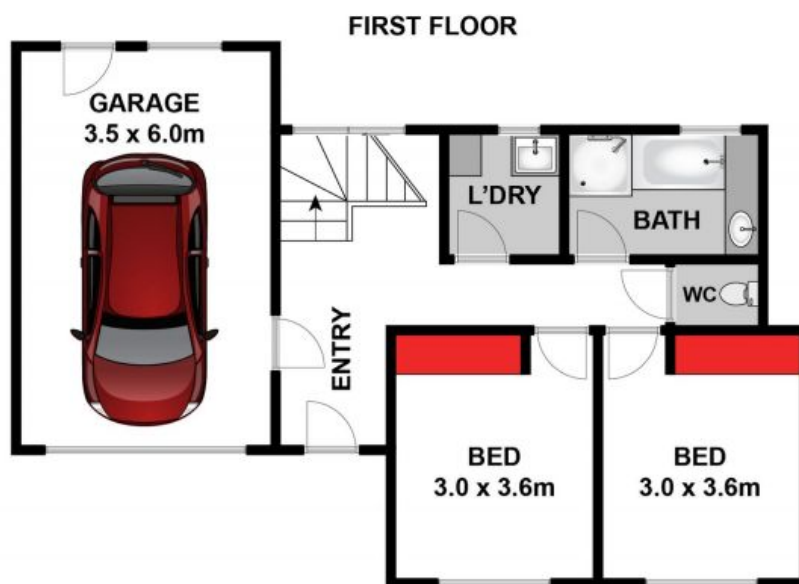
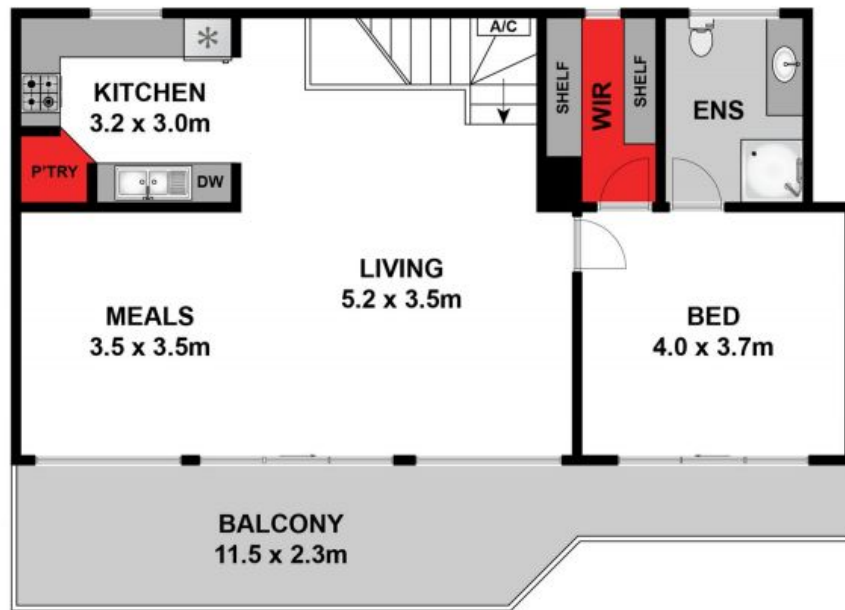
Enjoy being in the heart of Ocean Grove with this low maintenance property that offers more space than meets the eye. Across two levels, every inch of this home has been thoughtfully constructed. Storage under the stairs, a clever mid level paved area and secure courtyard and a full width balcony are the star design elements here. The lower level takes in two double bedrooms, both with BIRs and lovely views to the planted garden. The nearby central bathroom with a bath, shower and separate toilet. There is internal access from the SLUG with zoned storage spaces, work benches and outdoor access adds further storage to this

**Price:** \$880,000 - \$900,000  
**Property Type:** House  
**Land:** 182 m2

# HAYDEN

Hayden Real Estate -

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



Approx House Area 156m<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.



**3/36 Wallington Road, Ocean Grove** **HAYDEN**

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