



37 The Avenue OCEAN GROVE, VIC



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## Water Views And Central Convenience - Inspections Welcome

Water views and a prized central location! Offering a river vista across the Barwon Estuary towards the Bluff and Barwon Heads, this modernised family home is on a large (787sqm approx.) allotment right in the heart of town. Dual living spaces, three bedrooms plus a study and a spacious backyard, combined with the ease of close proximity to shops, schools, parks and the beach, speaks of convenient coastal living at its best.

Admire the water outlook from the front verandah or comfortable lounge room with a beverage in hand, especially idyllic at sunset. The master bedroom includes a walk-in robe and neat ensuite, and remaining accommodation comes with built-in robes; one accesses the main two-way bathroom with separate WC. Working or studying from home is a breeze in the comfortable home office accessed via double French doors from the adjoining dining space. An open wood fire, reverse cycle air conditioning, ducted heating and ceiling fans provide optimal temperature control throughout, and ample windows allow plenty of natural light to flow

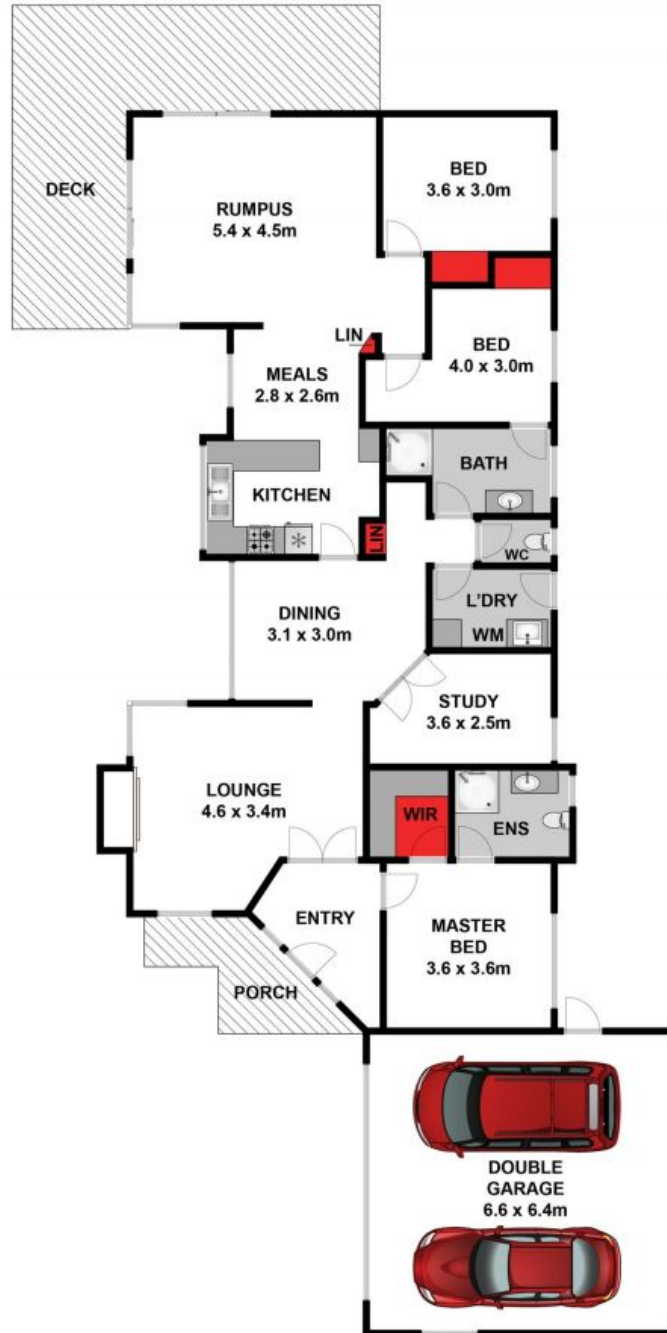
**Price:** \$1,800,000 - \$1,950,000  
**Property Type:** House  
**Land:** 788 m2

# 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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