



13 Montague Way OCEAN GROVE, VIC



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## PRICE CHANGE - PRICED TO SELL - BE QUICK !!!

Welcome to this superbly maintained brick home, nestled in a quiet cul-de-sac area that's perfect for families or those looking for the quieter life. With a convenient location close to shopping facilities, medical care, schools, daycare, and sporting facilities, you can leave your car at home and embrace the true essence of community living. Spend your weekends walking to the beach or arrive there in a few moments by car.

This one-owner gem has been cherished as a family haven and meticulously cared for inside and out. Positioned on a spacious 740 sqm (approx.) block, you'll find a beautifully landscaped front lawn and garden area, as well as a north-facing undercover entertaining space at the rear - perfect for hosting gatherings or simply relaxing in the fresh air while watching your children or grandchildren play safely in the yard. Upon entering the home, you'll be captivated by the stately front entrance, leading you to the well-glazed living and dining area. As you explore further, the generously proportioned kitchen awaits, boasting

**Price:** \$850,000 - \$890,000

**Property Type:** House

**Land:** 739 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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