

12 Marlin Drive, Ocean Grove, Vic 3226

House For Sale

Friday, 31 May 2024

12 Marlin Drive, Ocean Grove, Vic 3226

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 794 m2

Type: House



Toby Lee

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Kate Lane

0352543100

\$895,000-\$975,000

An enticing gateway into the Bellarine Peninsula property market, this delightful brick classic delivers complete move in ready comfort, while also providing potential for the future in an ultra-convenient, family-friendly locale. Showcasing a practical 3-bedroom, 2-bathroom floorplan, there is scope to embark on a contemporary renovation that pays homage to the home's classic allure, explore the options to re-develop across a significant 794sqm (approx.) allotment (STCA), or simply enjoy exactly as is. Move-in or lease-out while considering your future plans, and capitalise on a prized position directly opposite the Surfside sporting precinct, and so close to shops and schools.

The Facts:-Well-maintained & solidly built brick classic, wonderfully situated for family convenience-Afford the kids their independence with schools & sporting facilities located across the road-1970s charm, generous allotment & a sunny north-facing aspect highlight the home's appeal-Generous, north-facing living room is imbued with glorious natural light-Adjoining kitchen/meals is well equipped with ample bench & storage space, plus d/w-Direct access to an alfresco patio, overlooking the lovingly manicured back yard-Cottage style gardens bring seasonal colour while also offering space for kids to run & play-Main bedroom with WIR, ensuite & delightful northern aspect-Well zoned for family harmony, 2 further bedrooms (BIRs) are situated to the rear-Family bathroom, separate WC & internal laundry complete the single level floorplan-Reverse cycle a/c (living room & 3rd bedroom) + ducted heating-Off-street parking includes a SLUG + in-line driveway-Adjoining lockable storage room is perfect for bikes, surfboards & tools-Superbly positioned directly opposite Shell Road Reserve sporting facilities, aquatic centre & skate park-Easy walk to schools, Marketplace Shopping Centre, and just a short drive to the beach-Owned by the same family for 35-years and now ready for its next chapter-Enjoy as-is, update at your leisure, capitalise on interim rental income, or rebuild your dream home (STCA)

The Owner Loves...“For family convenience, locations don't come much better than this! Kids can safely walk or ride to school, and when they need to burn off energy, there's the footy oval, skate park and more straight across the road.”*All information offered by Bellarine Property is provided in good faith. It is derived from sources believed to be accurate and current as at the date of publication and as such Bellarine Property simply pass this information on. Use of such material is at your sole risk. Prospective purchasers are advised to make their own inquiries with respect to the information that is passed on. Bellarine Property will not be liable for any loss resulting from any action or decision by you in reliance on the information.