



4 Mitchell Court Marengo, VIC



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## CHARMING FAMILY APPEAL IN SENSATIONAL POSITION

This feel good, north facing family home is perfectly elevated to capture the sea breezes and ocean views while still ensuring privacy. Solidly constructed, offering 4 bedrooms, 2 bathrooms, all sitting on a 647m<sup>2</sup> (approx.) allotment, just a short stroll to the expansive Marengo beach.

With ocean views and north, north easterly aspects, light filled living spaces spill seamlessly out to a large entertainment deck. The stylishly renovated and well appointed family home features a spacious timber kitchen, generous bedrooms and on the lower level, a large inviting office/studio, second living or games area, ideal for extra entertaining. A low maintenance garden and a single lock up garage allows for peace and security.

**Price:**

\$1,250,000 - \$1,300,000

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DISCLAIMER: PLEASE NOTE PLANS ARE INDICATIVE ONLY AND NOT DRAWN TO EXACT SCALE. ALL DIMENSIONS ARE APPROXIMATE. POTENTIAL BUYERS SHOULD VIEW THE PROPERTY IN PERSON.