



**first  
national**  
REAL ESTATE

Ranges

12 Oceanview Crescent West, Kallista

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## Property Details

4



2



2



1233 sqm



### ◆ GLENDENE ◆ ◆ ONE WITH THE LOT, SO BE QUICK

- Ducted heating
  - Evaporative cooling
  - Open fire place
  - Fully fenced with remote control front gates
  - Sealed driveway with side lighting
  - Gentle sloping block
  - Expansive undercover decking
  - Rear decking taking in views across the valley to the bay and beyond
  - Low maintenance gardens
  - High ceilings in lounge and kitchen/dining area
  - Chook pen and room for a veggie garden (sunny block)
  - Main bedroom with full ensuite and access to the rear decking. A great place to entertain.
- All this just off the highly sought after Ridge Road location.  
Inspect at the open or BY APPOINTMENT

Contact the agent Jim Conder 0408 597 558 for details.

[consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)

Please note: All property details listed were current at the time of publishing. Due to extreme buyer demand, some properties may have

been sold in the preceding 24 hours. Therefore confirmation of all opens with the listing agent within 24 hours of their scheduled opening is advised.

12 Oceanview Crescent West, KALLISTA VIC

## The next scheduled open home is:

\*If no open home is scheduled please contact the agent.

### Features

- 4 Bedrooms
- 2 Bathrooms
- 2 Garages





Plot Area: 10,000 sq. m.  
 The above information is for general information only. It is not intended to constitute an offer of any financial product or service. Please refer to the relevant prospectus for more information.



Floor Area 169 sqm (18.2 squares)

\*We have estimated the building (living) area in accordance with the Property Council of Australia Method of Measurement Guidelines, the plan is for illustrative purposes only. Room distances are internal measurements rounded to the nearest decimal point. If you need exact measurements we recommend you confirm these onsite.





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## Location





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## Key Documents

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[Download the Due Diligence Checklist](#)

[Download the Section 32](#)

[Download the Statement of Information](#)



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## Your Local Agents

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## Ranges First National - About Us

Thank you for viewing the E-Book for 12 Oceanview Crescent West KALLISTA, if you would like further information or would like to view this property, please call [agent-firstname] [agent-lastname] on [agent-mobile].



Welcome to First National Real Estate Ranges

We're dedicated to delivering an exceptional experience from our Belgrave & Cockatoo office's, so every member of our team strives to make a difference. That begins with our promise – ***We put you first.***

When you need real estate services, it's hard to beat a brand that has been independently endorsed as having Australia's most satisfied customers but that's us, so relax.

To find out which real estate agents rate most highly across Australia, Canstar Blue surveyed adults who had employed an agent over the last three years, whether it related to the buying or selling of a property, lease management, or renting. It found First National Real Estate has been impressing more than any other firm, taking out five-star reviews from consumers in almost every single category, including communication and advice, problem resolution and value for money. In fact, no other real estate agent achieved top marks in any area.

So, whether you're looking to rent, buy or sell a property in Avonsleigh, Belgrave, Belgrave Heights, Belgrave South, Clematis, Cockatoo, Emerald, Ferny Creek, Gembrook, Kallista, Macclesfield, Menzies Creek, Monbulk, Olinda, Tecoma, The Patch, Selby, Sassafras, Sherbooke and Upwey our team will help you find the perfect place.

Visit the First National Real Estate Ranges Team at one of the two office locations or call us, 03 9754 6111 or email [sales@rangesfn.com.au](mailto:sales@rangesfn.com.au).

***We put you first.***

Regards,





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## Connect On Social Media

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Click below to LIKE, FOLLOW, CONNECT or READ about us and be the first to know the latest in the area and real estate.

