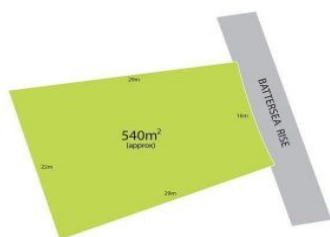


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



6 Battersea Rise OCEAN GROVE VIC

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Within 600m of Ocean Grove's shopping centre and only 2km to the beach, this tree-screened, slightly raised block is a wonderful opportunity to either build your dream house or use as a storage block with room for boats, trailers or just the tradesman tools?

There are many reasons to consider a vacant block in an established suburb. Compared to a new subdivision, housing density is known, privacy is potentially greater and shady trees - that can take upwards of 10 years to grow - are established. The sounds of native birds are in the air - not the noise of buildings going up next door. Also, you are usually closer to the major attractions of the region (such as the beach) than from new land releases.

This 535sqm (approx) fully fenced block will suit many house designs. The south and south-east sides of the property are tree-lined, leaving the north-facing side open to the sunshine. There is the slightest rise to the block, though an area has been levelled where a double garage currently sits.

The area around Battersea Rise is well established and

Price : \$ 215,000
Land Size : 536 sqm
View : <https://www.bellarineproperty.com.au/1503248>



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