



## 5-6 Governors Place OCEAN GROVE VIC

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Experience pure southern exposure! See, smell and feel the oceans allure from this leading Ocean Grove property. High on the outcrop at the eastern end of the Ocean Grove main beach, it offers a terrific vantage point for unadulterated views across the Barwon estuary and south west to the Bluff, Torquay and beyond. Sitting in a secluded cul-de-sac, the coastal lifestyle offered here is unrivalled.

The property boasts 1600m<sup>2</sup> approx of prime coastal land, offering a spacious and solid family home and rear unit for lease or holiday let. The single level home boasts a strong structure for redevelopment and extension - a second level extension truly capitalising on the south west panoramas. There is also potential for sub-division (STCA).

As it stands, the quality built brick home is well-proportioned with spacious rooms and abundant storage gracing the open floor plan. Entry is grand with splayed stairs to a covered porch. Living zones face west and are embellished with relaxing views. The family-sized kitchen features walk-in pantry, wall oven and gas cook top, and flows to an expansive dining space with split system AC. A large living nook, with built-in entertainment cabinet, flows from the dining space. This central kitchen/living/dining hub splits two bedroom zones. Peeling

**Price** : \$ 1,800,000  
**Land Size** : 1600 sqm  
**View** : <https://www.bellarineproperty.com.au/1503261>



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## LOWER GROUND



## GROUND



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 errors, 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.