



## 122 The Avenue OCEAN GROVE VIC

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An exclusive opportunity to purchase a parcel of land in a tightly held and highly sought after street in old Ocean Grove. The 459m<sup>2</sup> plot sits high on the ridge at the western end of The Avenue among elite homes offering privacy and seclusion in its off street location. All of Ocean Grove's appealing elements are within walking distance, the stunning beaches, cafes, restaurants, bowling club and the Barwon estuary.

The property is offered as land only priced at \$300,000, or alternatively as a package with a high quality 3 bedroom, 2 bathroom Le Maistre masterpiece. Plans offer a superior home as always presented by the premium local builders with features including open plan living with split system heating/cooling, Italian D'amani 900mm upright oven, rangehood and dishwasher, Caesarstone benchtops, 2200ltr water tank and single lock up garage. The house and land package is available for \$600,000. Hurry and be sure not to miss this once in a lifetime opportunity!

**Price** : \$ 295,000  
**Land Size** : 350 sqm  
**View** : <https://www.bellarineproperty.com.au/1503263>



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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.