

8 Callistemon Court OCEAN GROVE VIC

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Situated on a superbly sized 830m2 block within a quiet established leafy court, sits this untouched brick veneer beach home ready for someone to put it on the map. The generous proportioned block presents a perfect redevelopment opportunity (STCA) with a south facing street front allowing the benefits of a northerly aspect in the rear yard, ideal for creating a highly rated energy efficient home. Whether renovated or redeveloped, the stunning location offers all that Ocean Grove has to offer, lying directly between schools, sporting facilities, beaches and shops and sitting in one of the older more established parts of town.

The home itself consists of two bedrooms with built in robes and large floor to ceiling windows, one including sliding glass door access to a sheltered verandah running the full length of the home. A central bathroom located off the hallway includes shower over bath, timber vanity with shaving cabinet storage and wall heater to ward off the cold. A double linen storage closet is located along the hallway, while the open plan living at the end of the home incorporates a large kitchen with immense work surfaces and overhead cabinets with a breakfast bench adjoining a carpeted lounge area with Rinnai gas heater. Once again, sliding glass door access to the verandah links the indoor living with the outdoors. A large laundry space lies adjacent to the kitchen with rear yard access and includes a second shower and separate toilet.

At the rear of the home a large sized enclosure under the existing roof line of the home sits behind glass sliding doors offerings a multifunctional space to use as a storage room or easily converted to further sleeping, living or bungalow space. The rear yard is fully fenced with lawns and mature trees surrounding the perimeter.

This site is absolutely a developers dream or a renovators delight, the choice is yours!

Price : \$ 433,000

View : <https://www.bellarineproperty.com.au/1503336>



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