



### 1/206 Shell Road OCEAN GROVE VIC

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A perfectly positioned, stand-alone unit offers many features to create an ideal investment to begin your portfolio, or great budget friendly weekend escape!

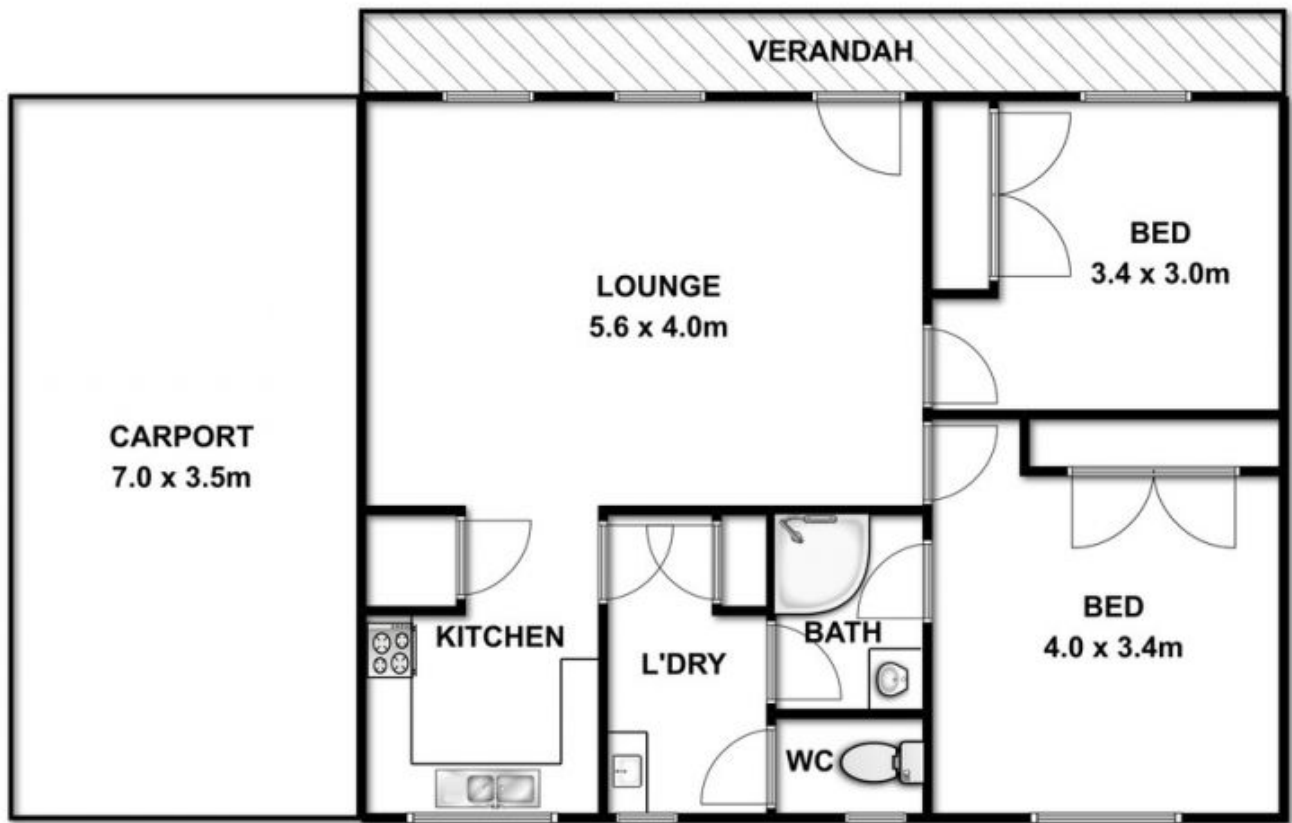
Close proximity to Ocean Grove Marketplace shops and its surrounding medical, sporting and schooling facilities, this fantastic well kept unit offers low maintenance features, solid foundations and many recent upgrades to tick all the boxes for a great long term investment or holiday retreat.

- Fresh white paint throughout brings modern touch to the property
- New flooring across entire layout includes carpets and concrete look vinyl
- Lounge area offers large windows for light, bright living
- Gas wall furnace and air conditioning for climate control
- Sun screening external awnings to west facing windows
- Two spacious bedrooms with fully fitted robes are filled with natural light
- Master bedroom features direct entry to dual access bathroom
- Fantastic outdoor space offers northerly aspect, with lawns and border plantings for privacy
- Paved courtyard secured behind double gate entry from

**Price** : \$ 280,000  
**Land Size** : 189 sqm  
**View** : <https://www.bellarineproperty.com.au/1503382>



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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.