



## 124 The Avenue OCEAN GROVE VIC

3 2 3

Please note:

No private inspections can be made at this property. Please inspect during open inspections. Thank you for your cooperation.

**Price** : \$ 534,000  
**Land Size** : 709 sqm  
**View** : <https://www.bellarineproperty.com.au/1503463>

The possibilities abound at this sought-after, central, old Ocean Grove address. Tucked away deep on the block behind an established front garden, this two-storey, 3 bedroom home has a homely cottage-like appeal. The home has solid bones; the lower level brick, the upper level weatherboard, and is ripe for renovation or redevelopment. Subdivision potential (STCA).

- The design features exposed internal brick and floor-ceiling windows in many rooms
- There are living zones and bathrooms on both levels
- The ground level lounge room features a gas log fire and private views over the front garden
- The dining room boasts a dual outlook and adjoins the kitchen through an arched servery
- Spacious country-style kitchen-diner with walk-in pantry and bright windows above the sink



**Dan Halsey**  
**03 5254 3100**

## GROUND



## LEVEL 1



### 124 THE AVENUE, OCEAN GROVE

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.