



Lot 3, 2-6 The Parade

### 3/2-6 The Parade OCEAN GROVE VIC

Living in your dream home in the heart of Ocean Grove need no longer be a pipe dream. On offer is a generous block of land, approximately 445m<sup>2</sup> in size, located on one of Ocean Grove's most coveted streets. One important thing though: if you build here (subject to council approval) you must include a design with BIG windows, as the views of the beautiful Barwon River from the second storey will be magnificent. Imagine a wide open living area, an elevated timber deck, or sliding glass doors from a master suite opening onto this tree top view of the sparkling estuary waters. Coming home to that after a day at work will be very nice!

The Parade is a long street full of prestige, beachy homes. This block at the western end of the street has a north-facing frontage.

You will be able to walk out the front door of your new home, turn right and the boutiques and cafes of Ocean Grove's main shopping precinct are at the top of the street. Pack your fishing rod, turn left, walk for about 3 minutes and you can be enjoying the surrounds of the remarkable Barwon River!

**Price** : \$ 365,000  
**Land Size** : 445 sqm  
**View** : <https://www.bellarineproperty.com.au/1503600>



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