



## 99 Asbury Street Ocean Grove VIC

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All the desirable 'Old Grove' features ring true in Asbury Street; beautiful established gums, close proximity to the original shopping precinct and school, and walking distance to Main Beach and the Barwon River. This solid property offers the perfect lifestyle location and the potential to create a custom home. As is, it's an ideal holiday pad or investment property. With a little work, an excellent modern home!

- Solid 2 bedroom brick home with a private north facing backyard
- Lovely light filled floorplan with bright dual aspect to the living zones
- Well presented with fresh paintwork and easy-care tiled floors
- Separate lounge and kitchen/meals rooms
- Comfortable lounge with relaxing front and backyard views, spit system AC and cosy gas heater
- Kitchen/meals flows to a private patio for outdoor dining
- Indoor dining accommodates 8
- Abundant bench space and a walk-in pantry are assets in the kitchen
- Freestanding gas oven and ample storage

**Price** : \$ 500,000  
**Land Size** : 540 sqm  
**View** : <https://www.bellarineproperty.com.au/2001483>



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#### 99 ASBURY STREET, 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.

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