



## 2/40 Draper St Ocean Grove VIC

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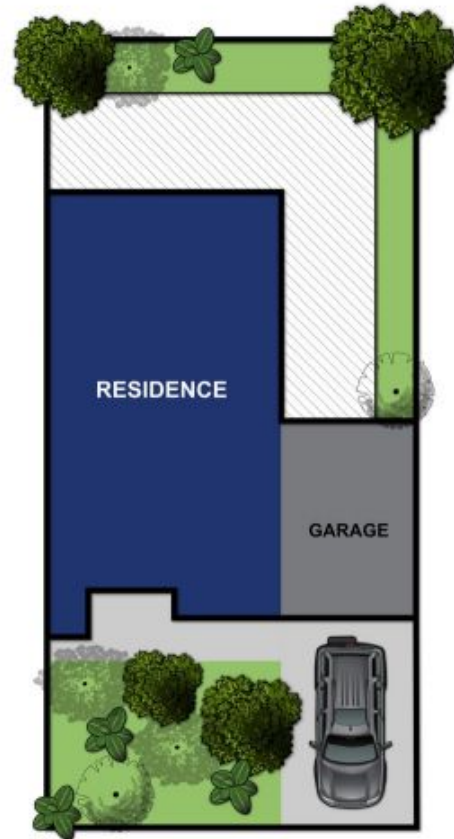
For enjoyable holidays and a downsize based on ease, it's all about location! This tidy 2 bedroom unit boasts super-central Old Grove positioning, set across the road from Ocean Grove Park and just a hop, step and jump from The Terrace shops. You won't find more central, private and affordable living than this!

**Price** : \$ 405,000  
**Land Size** : 160 sqm  
**View** : <https://www.bellarineproperty.com.au/20286>  
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- Solid 2 bedroom brick unit with single garage and private rear courtyard
- So close to the town centre, yet so private, with nestling gardens
- Two blocks to the towns thriving shopping and dining precinct
- A short walk to the beach
- Floorplan offers; living, kitchen/meals, 2BRs, central bathroom, separate toilet and laundry
- Open plan flow between the living and kitchen/meals areas
- Full height windows in living and meals frame garden views with Ocean Grove Park beyond
- Bright kitchen with skylight, freestanding gas cooker and breakfast bar
- Air conditioner to meals



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**2/40 DRAPER 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.