



## 15 Bell Street Ocean Grove VIC

This east-west orientated block of land allows you to create a home devoted to outdoor entertaining and convenience. While being located only minutes from Ocean Grove's main street, the Barwon River, beach and Blue Waters Lake, build your dream home that includes all you want and need or take advantage of plans already available!

Plans developed specifically for this land and its orientation are an absolute masterstroke. The home takes full advantage of the northern aspect, with all living zones and outdoor deck being flooded with natural light. Three full sized bedrooms and a separate study, lead through to the elevated living areas across this split level home. With so much of the hard work already done for you, all that's needed is to imagine yourself truly living in such a convenient and serene location.

- 465 sqm (approx) of land with an 11 metre frontage
- Convenient location for families- near Primary School, Blue Waters Lake and Barwon River
- Soil Testing, Engineering, Build Over Permit available
- Plans, and energy rating are available and ready to go!

**Price** : \$ 362,000  
**Land Size** : 465 sqm  
**View** : <https://www.bellarineproperty.com.au/2094401>



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