



## 24-28 Fraser Crescent Ocean Grove VIC

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This exceptional Old Ocean Grove property offers unique subdivision potential (STCA) or the option to live in rare residential privacy. Set amongst quintessential 'Old Grove' gums, near Blue Waters Lake and the beach, the existing 4 bedroom home boasts a total refurbishment, contemporary style and bright light-filled rooms. With a variety of development options available, this calming property will spark much interest.

- Total land size of 1690sqm approx- there is potential to subdivide into 4 titles (STCA)
- The home sits at the rear with an elevated facade capitalising on the treetop vista
- The calmness of the trees and palpable sense of space creates a relaxed atmosphere indoors
- The contemporary refurbishment showcases the generous proportions of the open floorplan
- In vogue timber-effect flooring, soft bedroom carpets and modern tiling support the clean look
- The large living area boasts wide glazing that opens indoors out to a relaxed entertaining balcony
- Connection to undercover outdoor entertaining gives the kitchen/meals zone a spacious feel

**Land Size** : 1690 sqm

**View** : <https://www.bellarineproperty.com.au/2204165>



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#### 24-28 FRASER CRESCENT, 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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