



136 Wallington Road Ocean Grove VIC

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The potential overflows in this sunny little O'Dowd house set on 735sqm beneath beautiful established gums. Centrally placed on the block with a lovely north-facing aspect this solid property has excellent bones and ample space to extend up and out (STCA). Alternatively, enjoy it as it is with the option to dream up grander plans for the future.

Price : \$ 457,500
Land Size : 735 sqm
View : <https://www.bellarineproperty.com.au/2510969>

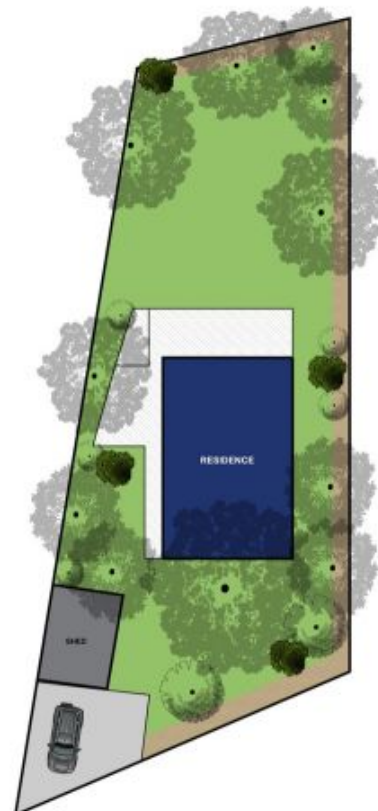
- Set in an established pocket of Old Ocean Grove close to the Golf Course and estuary
- Functional floor plan with 2 separate north facing living areas and 2 large bedrooms
- Floor-to-ceiling windows in every room with tranquil shady gums always in sight
- Delightful open plan kitchen/living with a wood heater and split system effective throughout
- Fresh functional kitchen with freestanding Chef oven and large pantry
- Relaxing outdoor entertaining on the north-facing patio and deck
- A large bedroom with 2 sets of built-in robes flows from the living zone
- This bedroom is easily converted to 2 bedrooms, each



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136 WALLINGTON ROAD, 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.