



### 2/3 Epworth Street Ocean Grove VIC

On offer is a rare north facing block in old Ocean Grove with approved plans. The block offers a generous 15 meter frontage and a depth of 24 metres.

Surrounded by greenery, this allotment is close to schools, the shopping center, Blue Waters lake and local parks.

Bypass the hassle of renovations or demolition, start fresh and live the old Ocean Grove dream!

Ready to be built on today! Call Toby today and view the plans!!

**Price** : \$ 315,000  
**Land Size** : 374 sqm  
**View** : <https://www.bellarineproperty.com.au/2521339>



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