



58 Presidents Avenue Ocean Grove VIC

3 1 4

Happy Holidays Or Prime Development? This rare large site in Old Ocean Grove offers developers the chance to capitalise on this white-hot position, and holiday makers a place to drop their bags for relaxed weekends by the coast. Just moments from the heart of the action, you're spoilt for choice: dine in or out, hit the surf or take a dip in your pool, relax at home or trawl the boutiques!

- This fabulous position promises ease-of-lifestyle with school, shops, PT, & beach on your doorstep!
- Subdivide & renovate the existing home, or develop the entire site (STCA)
- Completely private, the existing home is set well back from the road, behind a high fence
- The cruisy 3 bed, 1 bath home has a great floorplan for small families, holiday makers & tenants
- 2 living areas flank the central kitchen/dining, giving families plenty of space to spread out
- Open-fire to the lounge, & gas heater to the living area add ambience to cool evenings
- Cheerful kitchen houses an upright cooker & double dish drawer
- Kitchen has views over the pool, so you can keep an eye

Price : \$ 695,000
Land Size : 968 sqm
View : <https://www.bellarineproperty.com.au/2670697>



Dan Halsey
03 5254 3100



Toby Lee
03 5254 3100



NOT IN POSITION



284.16m² (residence - approx)

58 PRESIDENTS AVENUE, 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.

bellarineproperty