



## 1/20 Kalinga Road Ocean Grove VIC

Tranquil Kalinga Road runs parallel with the lake in the picturesque, old Ocean Grove, Blue Waters Lake precinct. Shrouded by flowering gums and an undulating landscape, this magical block presents as a lifestyle option for those seeking peace and serenity.

- This land epitomises Ocean Grove's relaxed coastal lifestyle.
- Fortunate positioning, next to a pedestrian laneway, provides swift access to the town.
- Zoned for the local Primary School, also just a short walk away.
- Scenic, sun-filled views of the lake from a 2-storey build (STCA).
- Plans have been approved and are available to the new owner.
- Excavation has been completed and retaining walls are already in place
- Positioned with a choice of daily walks.
- A lap around lake will get you centered for the day.
- The circuit along the Barwon Estuary track to Main Beach is scenic and invigorating.

**Price** : \$ 300,000  
**Land Size** : 321 sqm  
**View** : <https://www.bellarineproperty.com.au/32336>  
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