



## 57 The Parade Ocean Grove VIC

4 2 2

AUCTION: 19th November @ 12pm (Unless Sold Prior)

It doesn't get better than this! Sitting within wandering distance from the beach and just doors to the town centre, this charming retro beach house enjoys the rare commodities of a white-hot position, ocean views and true development potential.

- Situated in the Residential Growth Zone, this property is ripe for subdivision (STCA)
- 4-bed floorplan & versatile layout lend the home to family life or comfortable holidays
- Polished hardwood floors, wide windows & high ceilings lend interiors an airy feel
- Generous galley-style kitchen features stainless steel appliances including dishwasher
- Open plan living/dining features a bright corner outlook with stunning ocean views.
- The living/dining room opens to a large north-facing entertainer's deck & lush garden
- The 'secret garden' & deck are an atmospheric hideaway-ideal for entertaining friends
- Gorgeous water views are revealed from the private 1st

**Price** : \$ 920,000  
**Land Size** : 848 sqm  
**View** : <https://www.bellarineproperty.com.au/3268657>



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Approx Area 213m<sup>2</sup>

Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



**57 THE PARADE, OCEAN GROVE**

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