



**38 Asbury Street Ocean Grove VIC**

3 1 2

**AUCTION SATURDAY 10TH DECEMBER @ 1PM (UNLESS SOLD PRIOR)**

Coastal development alert! Builders and developers alike will appreciate the spacious block and sought-after location here at this Old Ocean Grove original! Whether for subdivision or a rare and spacious dream home site (STCA). The key here is close proximity to The Terrace shops, school, Blue Waters Lake, Barwon Estuary and beach.

- If you want a fresh start in Ocean Grove, this the place to be!
- 855 sqm approx. of prime Old Ocean Grove land
- Leave the car at home and walk or ride to school, shops and the beach
- Existing 2-bedroom home with kitchen/meals, living with open fire and sitting room/3rd bedroom
- Wet areas include bathroom, laundry and separate toilet
- Large back garden with undercover patio and detached DLUG
- So much space, so many options (STCA)!
- Make a bid on this rare, central position

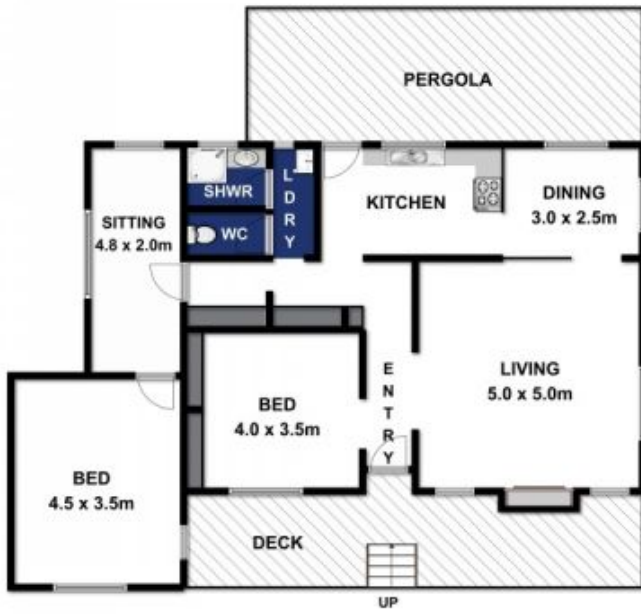
**Price** : \$ 646,500  
**Land Size** : 856 sqm  
**View** : <https://www.bellarineproperty.com.au/33246>  
 29



**Christian Bartley**  
 03 5254 3100



**Dan Halsey**  
 03 5254 3100



Approx Area 128.7m<sup>2</sup>

Whilst [bwm.com.au](http://bwm.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.



**38 ASBURY STREET WEST, OCEAN GROVE**

bellarineproperty