



### 38 Asbury Street Ocean Grove VIC

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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

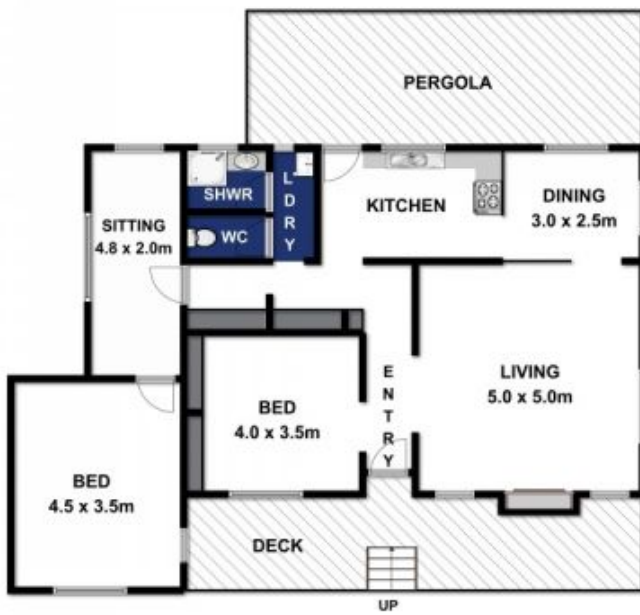
**Price** : \$ 646,500  
**Land Size** : 856 sqm  
**View** : <https://www.bellarineproperty.com.au/3324629>



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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**

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