







## 29 Ocean Throughway Ocean Grove VIC

AUCTION SATURDAY 6TH MAY @ 11AM (UNLESS SOLD PRIOR)

They say a picture tells a thousand words but the focus here is primarily on one word - location! Nestled between the beauteous Begola Wetlands and the pristine beaches of Ocean Grove, this character infused property presents an offer too good to be true - direct access to the beach on one side and stunning views of a bird corralled estuary on the other. Welcome to "Puddleduck?!

- -3BR Cedar clad cottage masterfully placed to absorb the uninterrupted views before you
- -Gable windows with louvres for cross ventilation, perfectly framing the estuary outlook
- -Privately shrouded by native gardens and birdlife relishing in their natural habitat
- -Expansive deck, allowing you to view the sun rising to the east and setting in the west
- -Unwind on the deck, while taking in your extensive natural vista
- -Grab your board of choice and stroll up the adjacent beach tracks for your daily surf

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Price : \$ 1,020,000 Land Size : 604 sqm

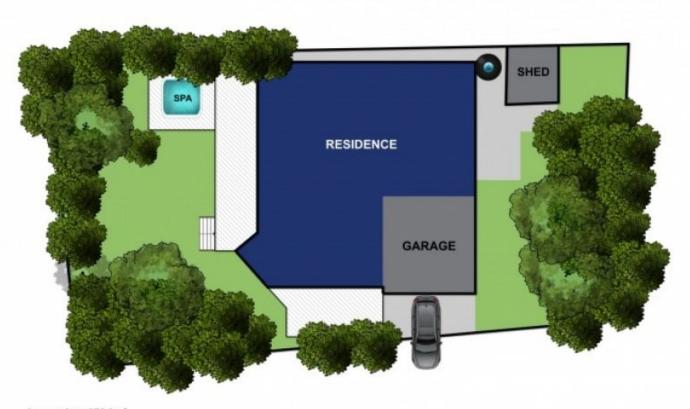
View: https://www.bellarineproperty.com.au/35881

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Approx Area 272.3m<sup>2</sup>

Whilst bwrm.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.

