



29 Ocean Throughway Ocean Grove VIC

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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 beautiful 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

Price : \$ 1,020,000
Land Size : 604 sqm
View : <https://www.bellarineproperty.com.au/35881>
 17



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Approx Area 272.3m²

Whilst 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.



29 OCEAN THROUGHWAY, OCEAN GROVE

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