



### 30 Powell Street West Ocean Grove VIC

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When an opportunity such as this presents itself, you can do one of two things - sit back and wait...or be the one to reap the rewards. Situated in the centre of old Ocean Grove, unassumingly fixed on a large allotment with slight gradient, is this modest home, quietly waiting for someone to unlock its potential.

- Look down the barrel at a sea of aquamarine, with Barwon Heads bluff in the distance
- A 200 metre (approx), flat stroll to the town centre, offering a myriad of retail & culinary satisfactions
- Prime development opportunity (STCA), in a premium 'old school' location
- Wide frontage to the north, allowing dual occupancy design, both with views (STCA)
- Solid in structure, the existing home also lends itself to renovation or extension (STCA)
- Vast timber kitchen, with a multitude of storage options, key for organisation
- The home's living areas, overlook the backyard, allowing children to be supervised easily
- Calming ocean glimpses from the kitchen window - be prepared not to get the dishes done!

**Price** : \$ 742,000  
**Land Size** : 684 sqm  
**View** : <https://www.bellarineproperty.com.au/35886>  
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Approx Area 228.7m<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.



**30 POWELL STREET WEST, OCEAN GROVE**

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