



### 3 Valley Court Ocean Grove VIC

Set at the more picturesque end of Yellow Gums, this generous block has a prestigious, semi-rural atmosphere. The block is nestled within a quiet cul de sac that terminates at the edge of a beautiful treed valley. You'll love the undulating bushland views, serenading birdsong from flocks of Rosellas and Noisy Minors and the constant sound of the surf.

- The 1411 sqm lot has ample space for a contemporary designer build and lifestyle assets
- Long western boundary points toward the valley, ideal for a scenic, light-filled design
- Sought-after lifestyle location where children can maintain a sense of independence
- On the cusp of Old Ocean Grove's family amenities, the beach and Barwon Estuary
- Safe bike connections to schools, sporting facilities and friends houses
- Close to the delights of The Bellarine - wineries, eateries, organic produce, beaches
- 25' to Geelong, 90' to Melbourne

**Land Size** : 1411 sqm  
**View** : <https://www.bellarineproperty.com.au/3660965>



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