



**13A Watkin Street Ocean Grove VIC**

This is refreshing! A convenient and peaceful Old Ocean Grove block, set back off the street and offering excellent privacy. This generous 462sqm (approx) parcel of flat land is ready to build on (STCA) and offers great space and light for a contemporary coastal build. Complete with plans for a modern, single-level three bedroom, two bathroom townhouse with a gorgeous northerly aspect, this site is surely the one you've been looking for (STCA)!

- Developers, build here to capture the in-demand townhouse marketplace (STCA)
- Current plans represent an easy project for developers (STCA)
- Existing plans are ideal as a simple and comfortable downsize (STCA)
- Within walking distance to schools, kindergarten, daycare and sporting facilities
- Easy access to pristine surf beaches and the Barwon Estuary
- Stroll to The Terrace shopping strip for boutique shopping, dining and medical facilities
- Also within walking distance of the Market Place Shopping Centre

**Price** : \$ 312,500  
**Land Size** : 462 sqm  
**View** : <https://www.bellarineproperty.com.au/37478>  
 35



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