



### 43 Fraser Crescent Ocean Grove VIC

This picturesque land harnesses relaxing views over the Blue Waters Lake precinct and calming treetops glimpses towards Torquay. The stunning location is close to Blue Waters Lake, Ocean Grove Primary School and just a 15 minute walk to The Terrace shops. The generous size 664sqm (approx) provides ample space for a luxurious build and lifestyle assets.

- The elevated west-facing facade catches renowned sunsets over Connewarre wetlands
- The long northern boundary is ideal for light-filled architecture
- The gentle slope towards the lake valley allows modern split level design and lofty privacy
- Established gums are alive with native birds and birdsong
- Set in The Bellarine famous for beautiful beaches, estuaries and golf courses
- Also graced with organic produces, wineries, popular restaurants and shopping boutiques

Unaffected by summer tourism, you'll love the laid back and quiet lifestyle that comes with this superb block. Drive by today!

**Price** : \$ 425,000  
**Land Size** : 664 sqm  
**View** : <https://www.bellarineproperty.com.au/3783824>



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