



### 17 Alcandre St Ocean Grove VIC

With land size decreasing and developments shifting further from the centre-point of town, now is the chance to secure a fantastic allotment within the family friendly Oakdene Estate. This large corner block of 610m<sup>2</sup> (approx) enjoys a highly desirable north facing rear aspect and the potential to obtain priceless ocean views from a second storey (STCA). If you're searching for an inspiring coastal setting to build your dream home - this is the one!

- 16.5m x 35m (approx) of completely flat landscape, ready and waiting for construction (STCA)
- A unique opportunity within this estate to acquire ocean views from a second level (STCA)
- Outlooks from Point Nepean across to the Ocean Grove Surf Beach are a priceless asset
- Wonderfully sunny northern aspects will be enjoyed all year round
- These fantastic dual outlooks lend themselves to contemporary, passive solar design
- Surrounded by modern, established homes and flourishing trees displaying pride
- Parklands close by, further gifting children room to play and grow

**Price** : \$ 293,500  
**Land Size** : 610 sqm  
**View** : <https://www.bellarineproperty.com.au/3878305>



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