



9 The Terrace Ocean Grove VIC

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**AUCTION SATURDAY 16TH OF DECEMBER @ 10AM
(UNLESS SOLD PRIOR)**

There's nothing like a property with potential in the inner circle of old Ocean Grove! A home metres from the cafes, restaurants and boutiques in The Terrace shopping strip. A stroll from Main Beach and the beautiful Barwon Estuary, and conveniently close to the boat ramp and bowls and golf clubs. This tightly-held property will go to a lucky investor, laid back holidaying families or a new dream home planner. Will it be you?

- 822sqm (approx) elevated block with south-facing facade and north-facing rear
- Well proportioned for multiple dwellings (STCA)
- Existing 3BR, 2 living area, 2 bathroom brick home, plus a 1BR self-contained bungalow
- Well loved, comfortable home with a bright kitchen/diner and lounge with built-in fireplace
- Master bedroom with en suite shower room
- Sun room, detached SLUG and large lockable garden sheds
- Large, secure and wind protected backyard, above ground

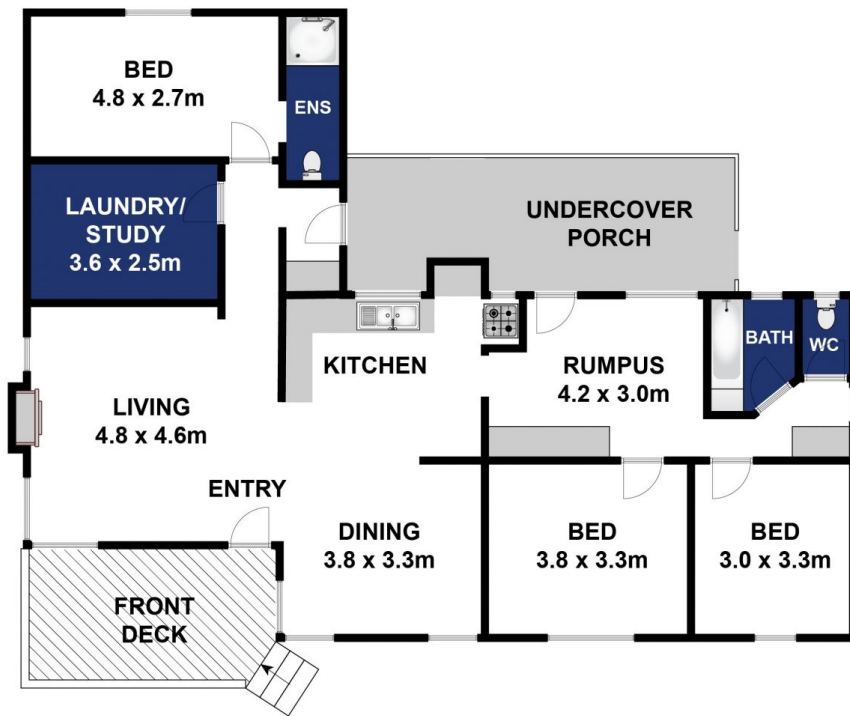
Price : \$ 840,000
Land Size : 822 sqm
View : <https://www.bellarineproperty.com.au/3975863>



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Approx. Area 135m²

Whilst 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.

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