



23 Cuthbertson Drive Ocean Grove VIC

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AUCTION Saturday 10th February @ 1PM

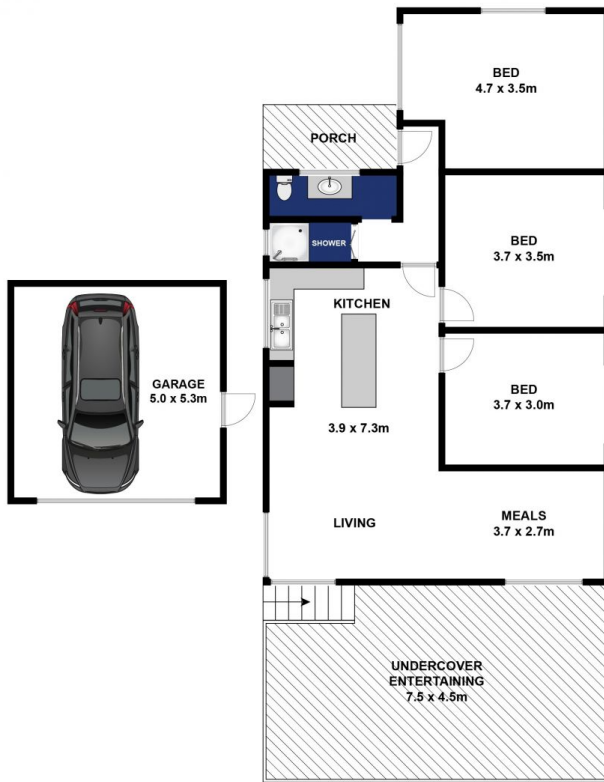
The Blue Waters Lake valley is a place of unique beauty. Nestled by gums, and within close proximity to the town centre, it's renowned for picturesque views over the lake, Barwon Estuary and Connewarre wetlands. This home is in a prime position on the high north side of the lake. With renovations pending it's either a work in progress or a total redevelopment.

- The existing home offers 3 bedrooms and separate bathroom, toilet and laundry
- The kitchen/living zone spans the facade and frames Barwon River views
- An upper level would harness the full glory of the lake, river and estuary
- Large front balcony and yard provide space for extension (STCA)
- North-facing backyard terraced for vegetable gardens
- Sublime wetland sunsets
- Convenient to schools, shops, the beach, river and lake
- Also close to the boat ramp, golf club and bowls club
- Potential for 2 townhouses (STCA)

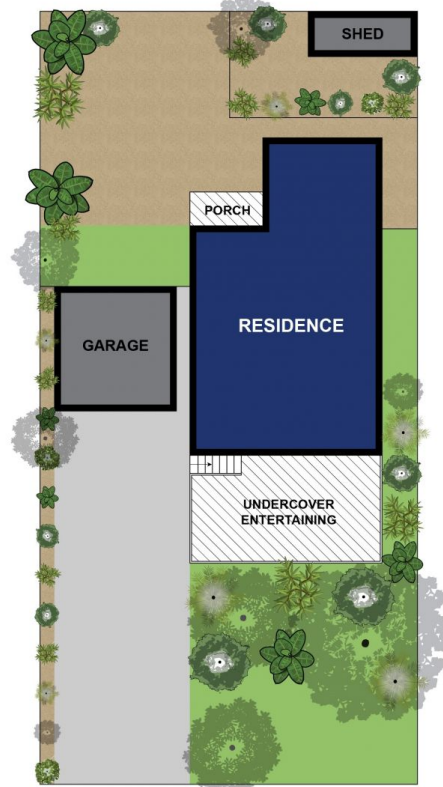
Price : \$ 650,000
Land Size : 562 sqm
View : <https://www.bellarineproperty.com.au/4064166>



Dan Halsey
03 5254 3100



GROUND FLOOR



SITE PLAN

Approx. Area 91m²

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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