



6 Aries Crescent Ocean Grove VIC

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AUCTION SATURDAY APRIL 14TH @ 11AM

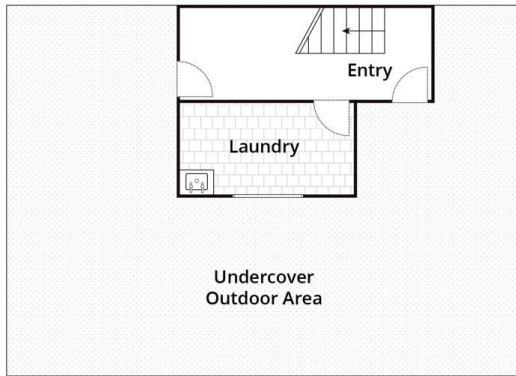
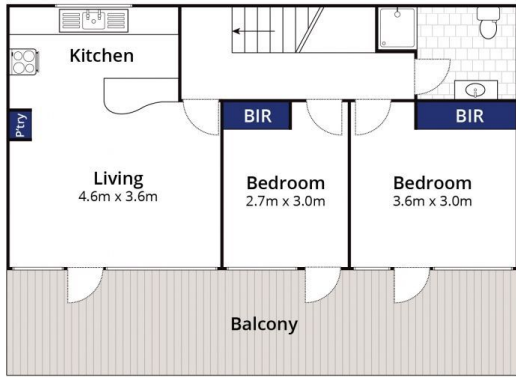
Set in the heart of Ocean Grove's natural assets of the Begola Wetlands, Collendina Reserve and only steps to the beach, presents an exciting opportunity to reset the 'page' on this enticing allotment.

- A myriad of potential awaits for the incoming owner to boost their property investment.
- Remarkable scope to renovate or completely redevelop this deep block of approx 585m² (STCA)
- The north-to-south aspect offers an orientation that superbly harnesses the northern sun path.
- Onsite is the original 2-storey brick/weatherboard home with holiday 'miles' since its bygone era.
- Accommodation on offer is upper open plan living
- The two bedrooms overlook the verandah and take in natural light.
- Downstairs provides laundry, internal and external storage, plus the carport and driveway.
- Walking distance to popular surf and swim beaches.
- With the ease of a flat block, that is lightly treed and nestled amid an attractive streetscape.

Price : \$ 645,000
Land Size : 585 sqm
View : <https://www.bellarineproperty.com.au/41713>
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Approx. Area 80m²

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.

6 Aries Crescent, Ocean Grove