



**14 Aldebaran Rd Ocean Grove VIC**

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Blessed with a relaxed beachy vibe and light open living spaces, this classic weatherboard beach house will impress! A family focussed floorplan combines with the ultimate position near Marketplace shops, Primary and High Schools, with Collendina beach just a 10-minute walk at the end of the street. The whole family will fall in love with this central location, and the independence that living so close to so many of Ocean Grove's amenities will offer!

**Price** : \$ 605,000  
**Land Size** : 585 sqm  
**View** : <https://www.bellarineproperty.com.au/41728>  
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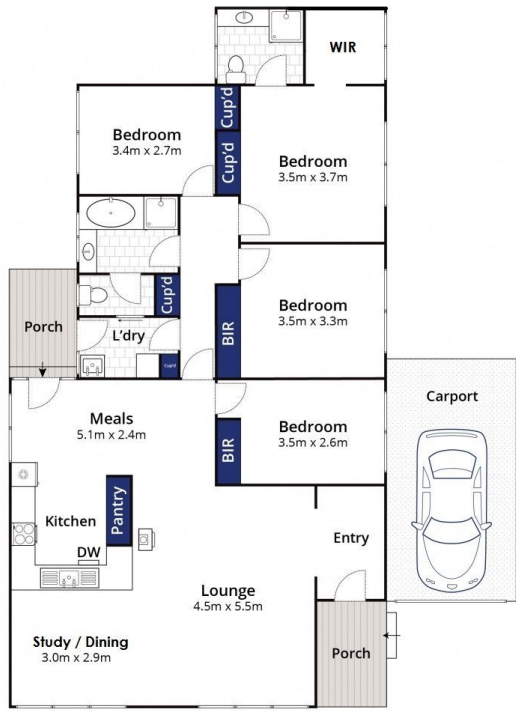
- An open and relaxed family floorplan is light and spacious, with a bedroom wing zoned to the rear
- Coastal laminate flooring runs through main living and halls, seamlessly connecting internal zones
- Space for the family to grow on 585sqm (approx.), with 4BRs inside plus a guest/teen bungalow
- Excellent scope for further development (STCA), and a great existing layout
- Main living is bright and inviting and combines several versatile spaces for daily family activities
- Recessed lighting, flowing laminate flooring and wall cut-outs cleverly open the space further
- A wood fire sits front and centre in the family room, a calming focal point on chilly winter days



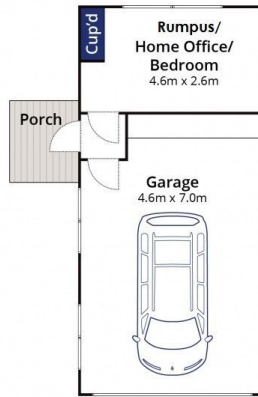
**Christian Bartley**  
 03 5254 3100



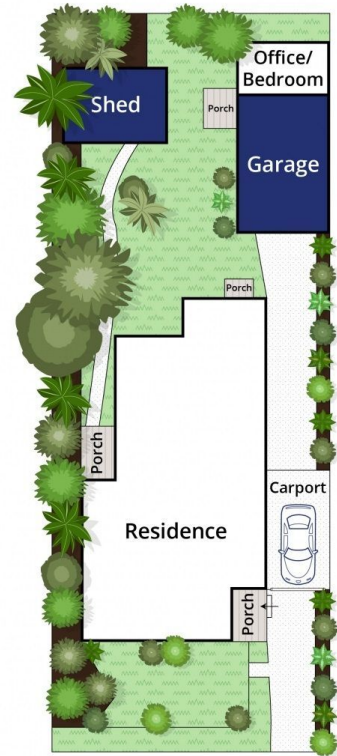
**Dan Halsey**  
 03 5254 3100



Ground Floor



(Not In Position)



Site Plan

Approx. Area 145m<sup>2</sup>

Whilst [bwr.com.au](http://bwr.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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