



**72 Madeley Street Ocean Grove VIC**

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**AUCTION SATURDAY 30TH JUNE AT 11AM**

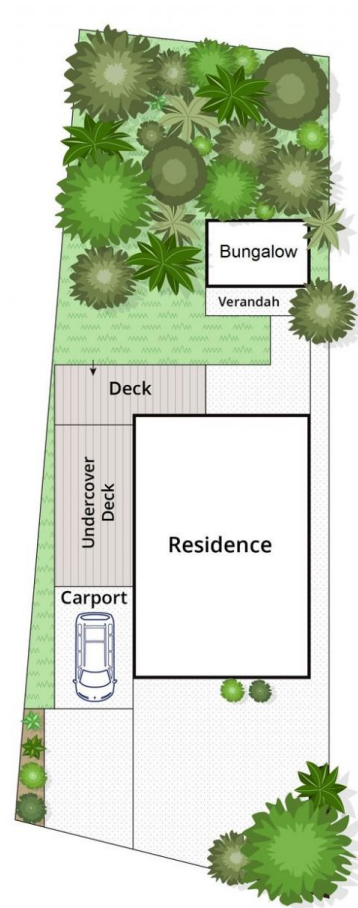
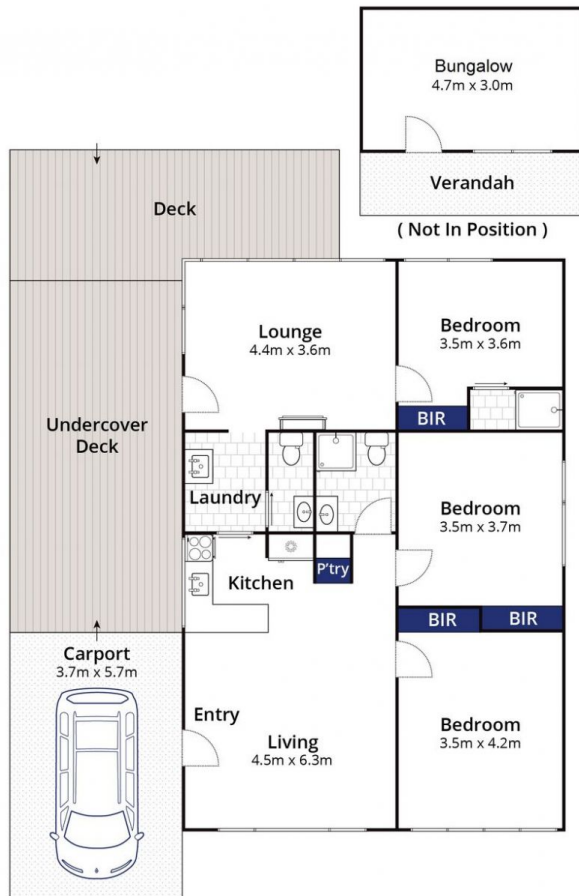
Centrally located to take advantage of all coastal assets, this three bedroom cottage is a premium choice for your next permanent residence, weekender or holiday rental. An easy stroll across the road for the morning paper, or a flat 700m (approx) walk to pristine beaches is an advantageous position to be in; and a fantastically solid investment for your future.

- The quaint coastal cottage offers comfortable space for families or couples, with 3 well-fitted bedrooms
- An additional bungalow to the rear offers further accommodation as a teen retreat or for visiting guests
- Situated to take advantage of natural light and sunshine, the north facing living area enjoys views over front gardens
- Hardwood timber floors add to the relaxed coastal vibe throughout the home, dually being easy care
- A sunroom to the rear provides additional living space, flowing onto the deck and pergola, perfect for bbqs
- Patio blinds on three sides provide protection to this outdoor retreat, making it usable for the entire year
- Undercover parking for one vehicle is available under the

**Price** : \$ 607,500  
**Land Size** : 497 sqm  
**View** : <https://www.bellarineproperty.com.au/4291177>



**Dan Halsey**  
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Whilst [bwrn.com.au](http://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.

**72 Madeley Street, Ocean Grove**

bellarine **b** property