



## 1 The Avenue Ocean Grove VIC

EXPRESSIONS OF INTEREST CLOSING MONDAY 16TH OF JULY AT 4.30PM

An address like this, calls for something truly special and this superb block offers 709sqm (approx.) of prime Ocean Grove land in which to achieve it. From this elevated position, enjoy uninterrupted views across the Barwon River, the iconic Bluff and the ocean nestled within original beach homes and modern architectural designs. This is what coastal living is all about.

- Design a new home capitalising on stunning views across Bass Strait, Barwon River, and The Bluff
- Nestled within serene native surrounds on a rare 709sqm (approx.) in a prized Old Grove location
- Quiet and peaceful end of town, amongst original beach shacks and architect-designed homes
- Design and build an expansive home, or multiple dwellings (STCA) in a highly sought after locale
- Walk to boutique shops, cafes and amenities in Ocean Grove's bustling town centre
- 450m stroll to the beautiful Barwon river, or a short drive to the patrolled Main Beach for a surf

**Price** : \$ 1,270,000  
**Land Size** : 709 sqm  
**View** : <https://www.bellarineproperty.com.au/4295588>



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