



## 70 Presidents Avenue Ocean Grove VIC

2 1 2

### The Feel:

Looking for something special in the heart of Ocean Grove? With fabulous cafes and shops, the park and of course the beach on your doorstep, this pleasant 2 bed home is as central as it gets! Bigger than it looks from the street, the roomy 2 bed, 2 living zone design offers heaps of potential for future renos, extension (STCA) or simply, your enjoyment!

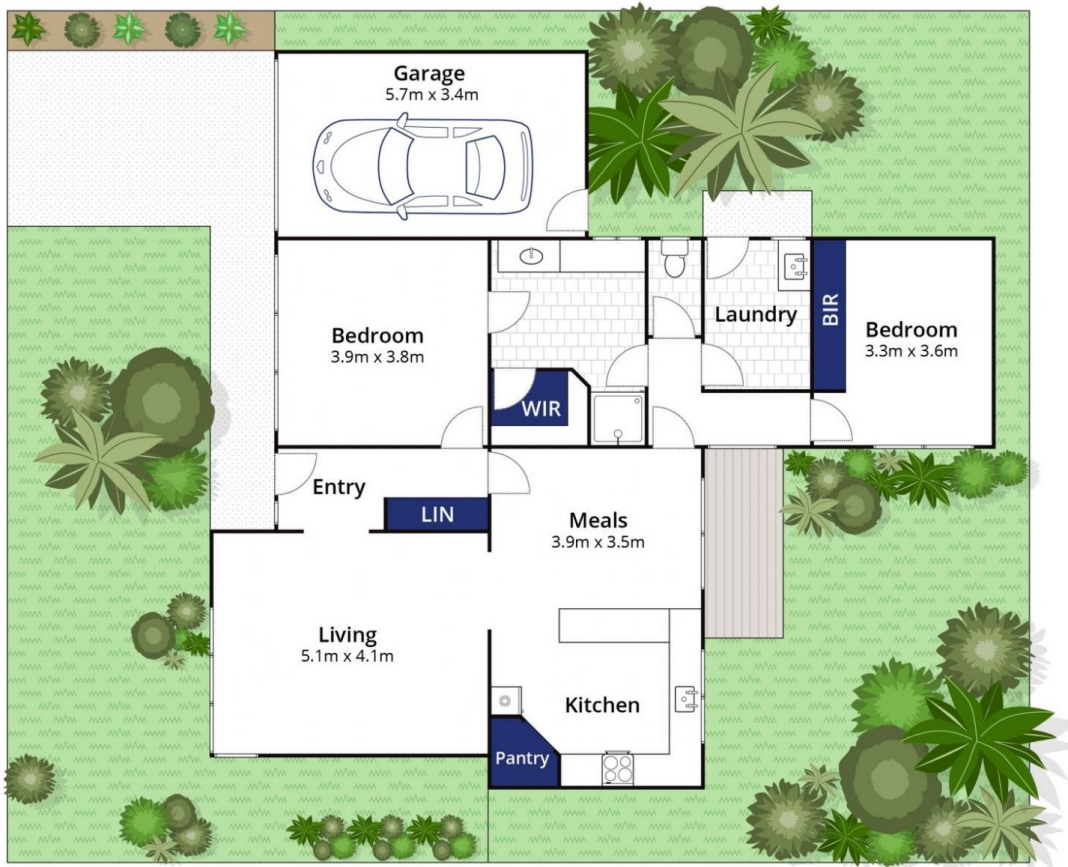
### The Facts:

- Set on 318sqm opposite Ocean Grove Park
- Own Title- enjoy the freedom to extend (STCA) or refurb as you choose!
- Cafes and boutique shops are a mere block away
- Brick construction, with bright internal living spaces
- A low maintenance rental investment or coastal weekender
- No Owners Corp fees!
- Plenty of scope for a quick cosmetic reno
- Lounge captures morning sun across the garden and reserve
- Kitchen with breakfast bar, Westinghouse oven and gas cooktop

**Price** : \$ 585,000  
**Land Size** : 318 sqm  
**View** : <https://www.bellarineproperty.com.au/44570>  
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Whilst [bwrm.com.au](http://bwrm.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.

**70 Presidents Avenue, Ocean Grove**

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