



## 84 Lake Avenue Ocean Grove VIC

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With rarely found character and sought-after space in 'Old Ocean Grove', this coastal character home is set in the tranquil haven of Bluewaters Lake and is superbly located close to the river, beach, school and town centre. This opportunity offers the perfect entry into the Ocean Grove market. Set upon an elevated 651sqm (approx.) block and with great potential to further the lake views from a 2nd storey (STCA), this character-filled residence provides the perfect foundation for your coastal dream home!

- 4BR original beach home in Old Ocean Grove set over 651sqm (approx.) surrounded by established native trees
- 650m to Ocean Grove Golf Club and Barwon River with the main surf beach, OG primary school (zoned), cafes and shops all approx. within 1km radius of the property
- The residence consists of timber floors, neutral exterior, and internal updates creating bright and inviting open living spaces
- The functional kitchen features plenty of storage, s/s Westinghouse oven, gas hob and dishwasher
- 3 bedrooms bud off the central hallway and share a fresh bathroom with a 'Methven' shower over the bath
- The huge deck with kitchen access will be fantastic

**Land Size** : 651 sqm

**View** : <https://www.bellarineproperty.com.au/4470862>



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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.

**84 Lake Avenue, Ocean Grove**

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