



## 24 Witchetty Drive Ocean Grove VIC

An outstanding opportunity presents for those looking to purchase in the newly popular Oakdene Estate and build their dream home on the coast. This wonderfully level allotment features a lengthy northern boundary, making an ideal home site for passive solar design, harnessing an enviable indoor/outdoor lifestyle for years to come.

- Conveniently located in a highly popular, family orientated estate, within a short distance to all town assets
- 439m<sup>2</sup> (approx) of flat landscape boasting a 32m (approx) north boundary, an ideal orientation for passive solar benefits
- A fantastic investment opportunity in an area that has proven capital growth, with further infrastructure on its way
- Preferred local schools, kindergartens and childcare facilities are all close by, endorsing an ideal family location
- Advantageous access to public transport, easing the commute for students and workers alike to Geelong/Melbourne CBDs
- Within 5 minutes (approx) drive to pristine beaches, implying an ideal locale for a low maintenance holiday

[For full version visit the website](https://www.bellarineproperty.com.au)

**Type** : Land  
**Price** : \$ 320,000  
**Land Size** : 439 sqm  
**View** : <https://www.bellarineproperty.com.au/44756>  
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14m approx

32m approx

439m<sup>2</sup>  
(approx)

32m approx

14.19m approx

Witchetty Drive