



## 91 Sunset Strip Ocean Grove VIC

3 1 1

Auction - Saturday November 17th at 11.30am

Positioned just 500m (approx) to the dunes, this classic beach house offers scope for a rewarding coastal project in an area that's Ocean Grove's 'next big thing'. This much-loved home would be the perfect seaside starter, beach house or holiday rental- and with a location so close to the water - you'll be all set for summer!

- 3BR home in highly sought after beach precinct
- Perfect entry level home, or reno (STCA) with the benefit of a great location
- Well maintained throughout with abundant light and character, and ready to move in now!
- Quietly placed behind privatising fencing on a north facing corner allotment of 581sqm (approx.)
- Open plan living feels spacious beneath high ceilings, with exposed beams adding rustic charm
- Step out to the veranda, the perfect setting for an evening BBQ whilst kids run free!
- The practical kitchen offers good storage with gas freestanding cooker, range hood, and WIP
- Central hall leads on to 3 comfortable bedrooms sharing

**Price** : \$ 605,000  
**Land Size** : 581 sqm  
**View** : <https://www.bellarineproperty.com.au/4521129>



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Approx. Area 91m<sup>2</sup>

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.

## 91 Sunset Strip, Ocean Grove

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