



### 21 Melanie Place Ocean Grove VIC

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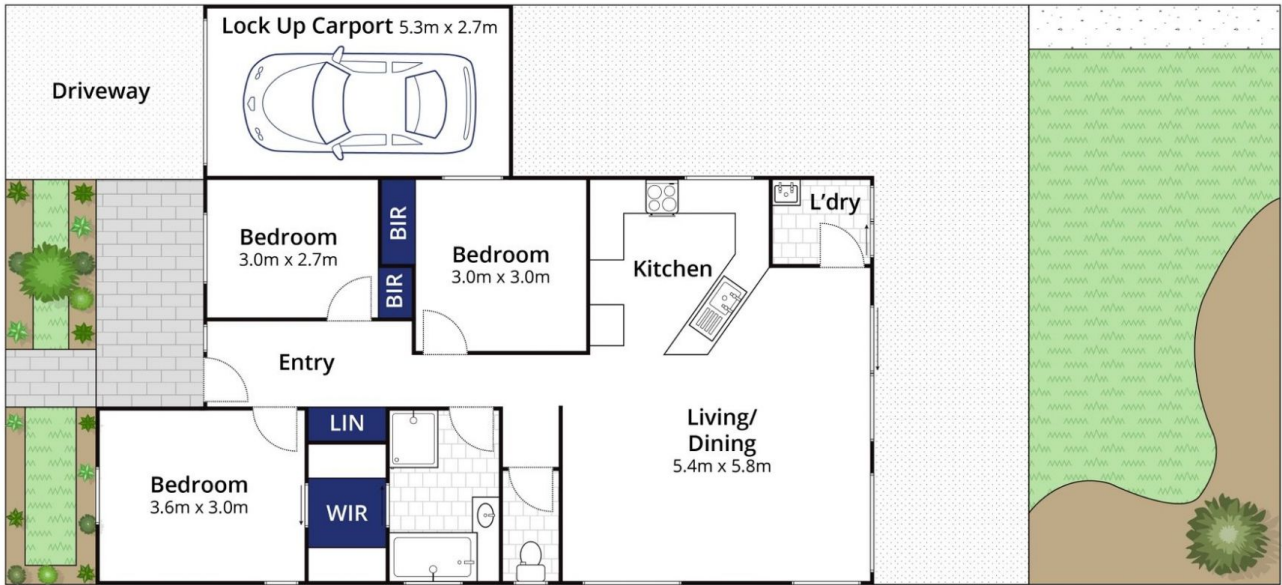
As the Ocean Grove market enjoys continued growth, this immaculate character style cottage on it's very own title has a fantastic tenant already in place, making it the perfect entry or investment. Sitting quietly in a tightly held street with great neighbours, and within metres of Marketplace shops, great schools and the aquatic centre - this cute cottage has a big future ahead of it!

- 3BR solid brick home set on an easy care 300sqm(approx.) allotment, with north facing yard
- Timeless character appeal with period features including high ceilings and sash windows
- Conveniently placed only 200m from Marketplace Shopping Centre and medical centres
- Great opportunity for investors, downsizers and first home buyers alike at this price point
- Securely tenanted and beautifully maintained, ensuring your asset continues to grow
- Central hallway with high ceilings and timber fretwork has an inner-city terrace vibe
- Master with WIR and direct access to the bathroom sits at the façade with a garden view
- Another queen and single sized bedroom, both with BIRs

**Price** : \$ 527,500  
**Land Size** : 300 sqm  
**View** : <https://www.bellarineproperty.com.au/45842>  
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Approx. Area 87m<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.

## 21 Melanie Place, Ocean Grove

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