



## 11 Epworth Street Ocean Grove VIC

3 1 2

### The Feel:

Sitting in one of Old Ocean Grove's most sought after streets, nestled by mature trees and a transforming landscape of beach homes and stunning new builds is an opportunity not to miss! Whether you're creating your dream family home within steps of key amenities, or a central block for townhouse development (STCA), you won't find much better than this in Ocean Grove today.

### The Facts:

- 891sqm approx. north facing allotment in central 'Old Grove'
- Update, renovate or extend the existing home (STCA)
- Walk to Ocean Grove Primary, only 200m away!
- Ideal opportunity for townhouse development (STCA)
- Currently tenanted and receiving rental income
- Walk to Ocean Grove main street and cafes, beach and river
- Surrounded by parkland and walking trails of 'Blue Lake' reserve

### The Owner Loves?.

"Such a central spot, on the high side of the street - so

**Price** : \$ 895,000  
**Land Size** : 891 sqm  
**View** : <https://www.bellarineproperty.com.au/48993>  
 78



**Dan Halsey**  
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20m approx

44m approx

890m<sup>2</sup>  
(approx)

44m approx

20m approx

Epworth Street

bellarine **b** property



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.

**11 Epworth Street, Ocean Grove**

bellarine **b**property