



6 Rosella Court Ocean Grove VIC

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Expressions Of Interest Closing Wednesday 2nd October at 4pm (unless sold prior)

The Feel:

Soak in the rustic ambiance and charming character of this perfectly placed 3 bedroom cottage in beautiful Rosella Court. Flaunting a foolproof combination of white weatherboards, polished timber floors and high set ceilings filtering a bounty of natural light; here lies your canvas for the ultimate coastal hideaway. The oversized allotment unique to this part of old Ocean Grove (approx. 830m²), additionally opens up possibilities for further renovation or redevelopment (STCA), with the wide 20 metre frontage accommodating both. What are you waiting for?

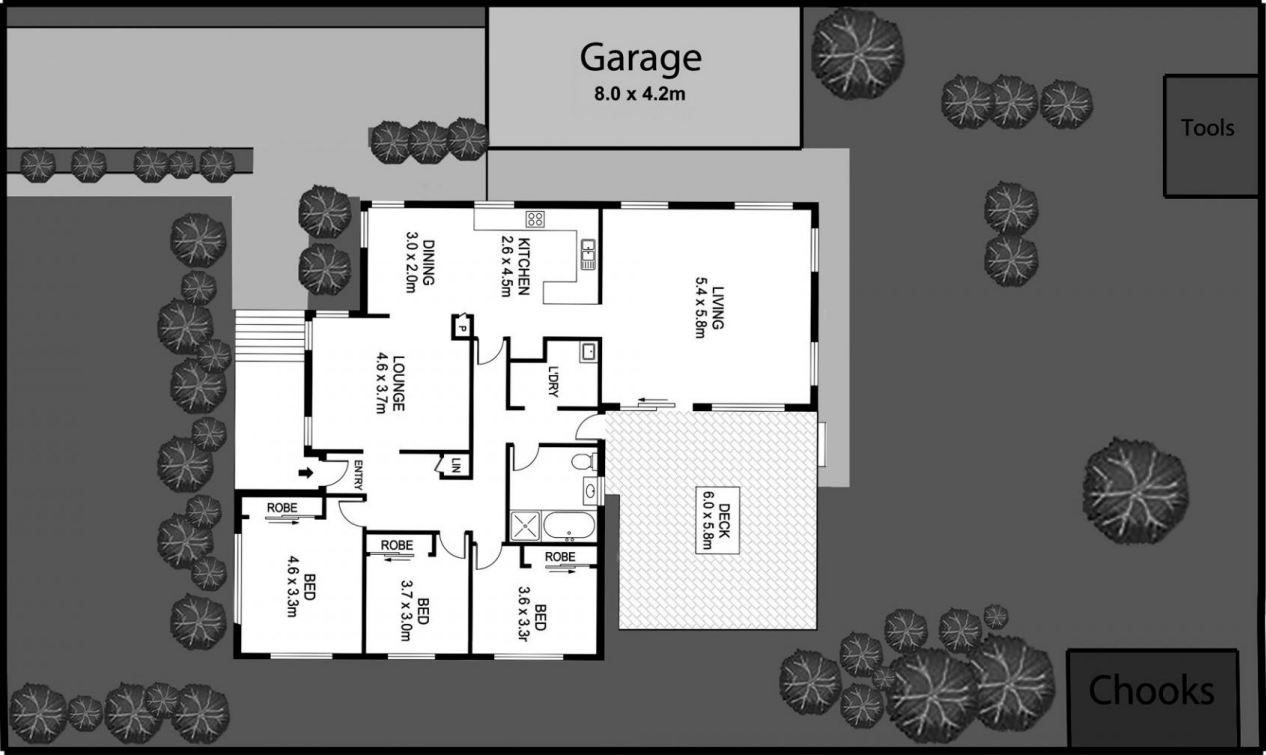
The Facts:

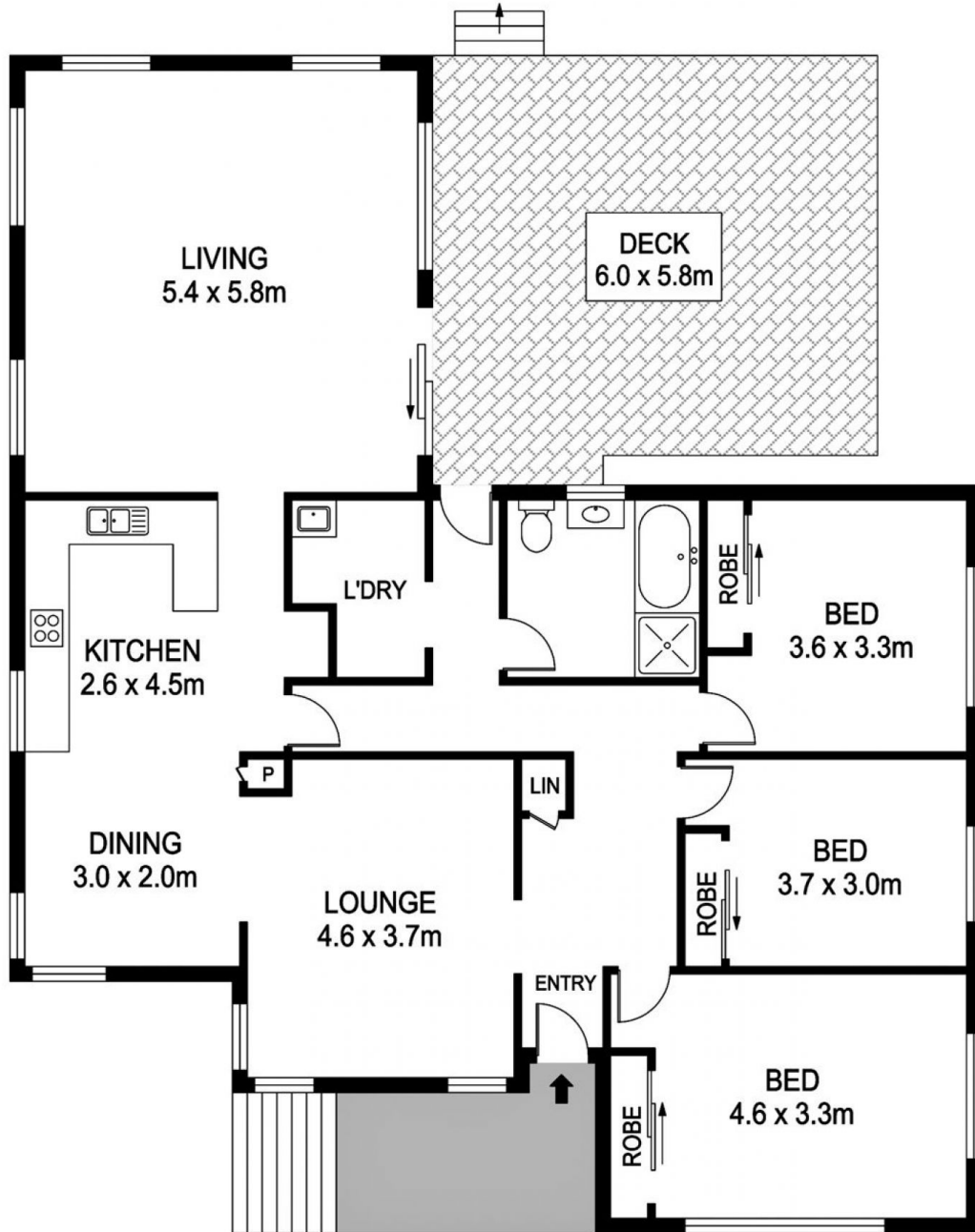
- The hard work has been done with re stumping, new roof & insulation, & new decking taken care of
- Open plan meals, kitchen and recently extended living area
- Kitchen offers modern SS appliances with gas cooktop
- A second living area offers flexibility and extra space
- New carpet and freshly painted interior throughout

Price : \$ 820,000
Land Size : 834 sqm
View : <https://www.bellarineproperty.com.au/50197>
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Christian Bartley
 03 5254 3100





No.6 ROSELLA COURT OCEAN GROVE

DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.