



**12-14 Eccles Road Ocean Grove VIC**

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**The Feel:**

Do you want to run your business from home? Offering a self-contained clinic/office- complete with bathroom and multiple private offices/treatment rooms, this unique property is the perfect place to watch your business blossom. On a rare double-block, and with a spacious family home that is geared towards relaxed coastal living & entertaining, this fantastic 'home plus office' package is the perfect fit for the savvy business owner.

**The Facts:**

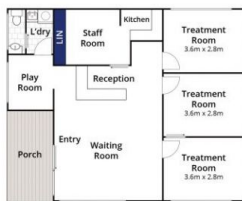
- Great tax advantages for business owners
- Elevated, private position on an impressive rare double block, 1112sqm approx.
- Relaxed coastal lifestyle, only 2min drive to untouched beaches
- Rural views across the treetops to the sand dunes towards Point Lonsdale
- 2-storey floor plan with 4 bedrooms, 2 bathrooms & light-filled open plan kitchen/living
- Large sunny central kitchen with electric oven, cooktop & dishwasher
- Cosy living room with lofty vaulted ceilings, built-in bar,

**Land Size** : 1112 sqm

**View** : <https://www.bellarineproperty.com.au/50941>  
19



**Dan Halsey**  
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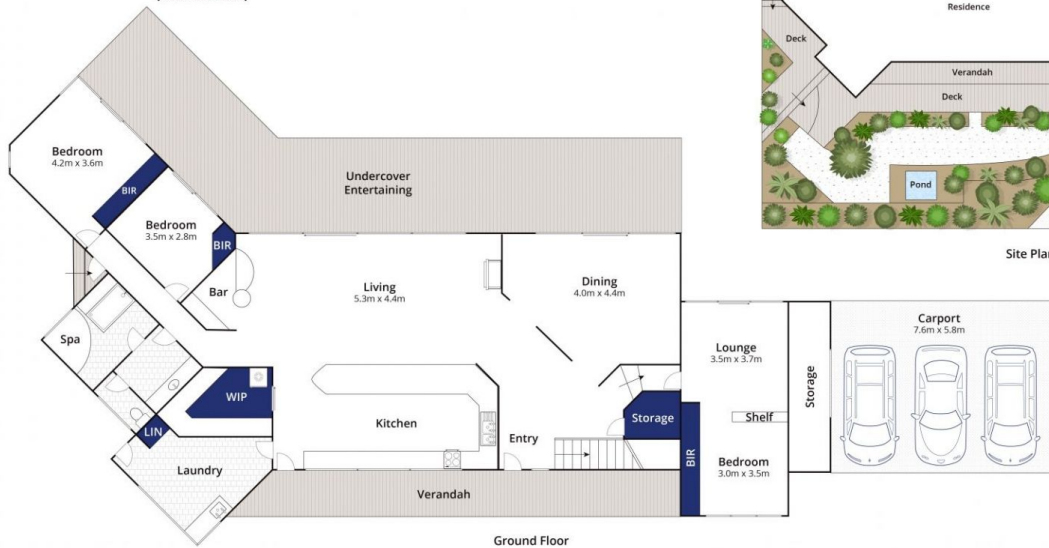
Offices  
(Not In Position)



First Floor



Site Plan



Ground Floor

Whilst [bwr.com.au](http://bwr.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.

## 12-14 Eccles Road, Ocean Grove