



54 Powell Street Ocean Grove VIC

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The Feel:

Positioned in an enviable location in easy walking distance to Ocean Grove's The Terrace main shopping precinct, primary school, parks & Blue Water's Lake, don't miss this opportunity to secure a 3 bedroom original weatherboard home, set on a large 850sqm approx. allotment. The existing neatly presented home with a SLUG and additional shed is set back on the block, with the living area ideally oriented to capture the northerly aspect. Move in, lease or seek approval for a new development (STCA).

The Facts:

- Original weatherboard home in a prized central location in old Ocean Grove
- Set on 850sqm approx. within current zoning that supports further development (STCA)
- Easy flat walk to The Terrace main street shops, school, lake & beach
- Absolute north-facing front yard
- 3 bedrooms with BIRs (Master with floor to ceiling cabinetry & dressing table nook)
- Timber accessibility ramps & rails at front & back entry (walk into laundry room)

Price : \$ 975,000
Land Size : 850 sqm
View : <https://www.bellarineproperty.com.au/5107722>



Toby Lee
03 5254 3100



Whilst 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.

54 Powell Street, Ocean Grove

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