



### 31 Bramwell Street Ocean Grove VIC

5 3 2

#### The Feel:

With the potential to redevelop into a 2-townhouse site with separate accesses (STCA) or renovate the existing home to your taste, this property has so much to offer! With 4-5 bedrooms, multiple indoor and outdoor living spaces, a double garage and gated side access for you boat, caravan or trailer, this impressive home certainly offers fantastic value in a coveted Old Ocean Grove court location. Settle in and watch your family grow here!

#### The Facts:

- Potential 2-lot subdivision (STCA)
- Dual frontages
- Family home with versatile floorplan in a prized central location in old Ocean Grove
- Light-filled north-facing front yard with extensive, immaculate condition, merbau deck
- Master suite zoned for privacy, with enviable renovated en suite & WIR
- Additional bedroom downstairs (with BIR), & Study with garden view
- 2 more additional north-facing bedrooms upstairs with living room, SSAC & powder room

**Land Size** : 593 sqm

**View** : <https://www.bellarineproperty.com.au/5347844>



**Christian Bartley**  
03 5254 3100



**Dan Halsey**  
03 5254 3100



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.

**31 Bramwell Street, Ocean Grove**

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