



## 1 Madeley Street Ocean Grove VIC

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### The Feel:

Ideally positioned close to Ocean Grove Primary School & literally steps away from Blue Waters Lake Reserve, this 673sqm (approx) corner site offers boundless potential for a family home, weekend getaway, first home or investment. The advantageous elevated position provides sweeping valley views through majestic gums, & the sounds of abundant birdlife. A renovated kitchen, cosy timber-lined living area with gas log fire, & easy flow outdoors to a large deck & yard make for an idyllic lifestyle.

### The Facts:

- Elevated home in prized lake precinct of old Ocean Grove
- Set on 673sqm (approx) corner block with incredible mature gum treed aspect
- Generous yard & exciting scope for renovation/extension (STCA)
- Covered north outdoor alfresco area flows directly off the living & dining areas
- Large deck incorporating pizza oven offers the utmost in outdoor entertaining
- Garden gate access to secure fenced yard, complete with treehouse cubby

**Price** : \$ 744,000  
**Land Size** : 673 sqm  
**View** : <https://www.bellarineproperty.com.au/55420>  
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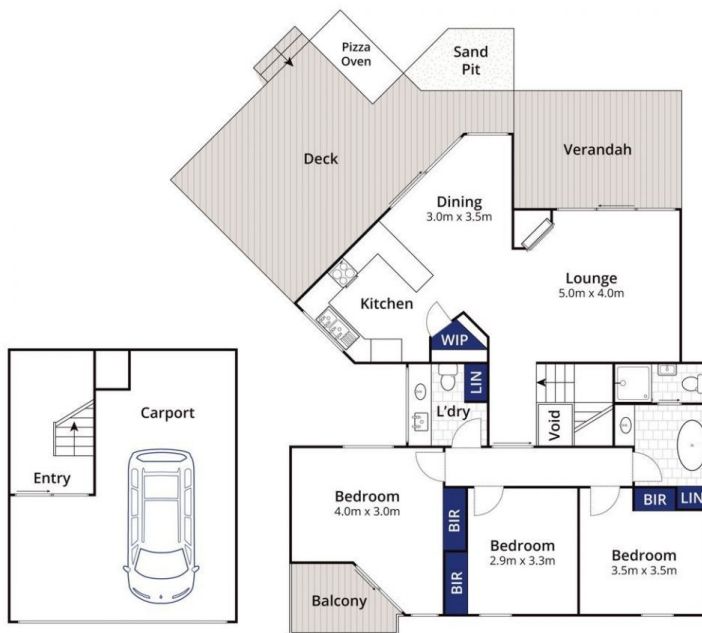


**Toby Lee**  
 03 5254 3100



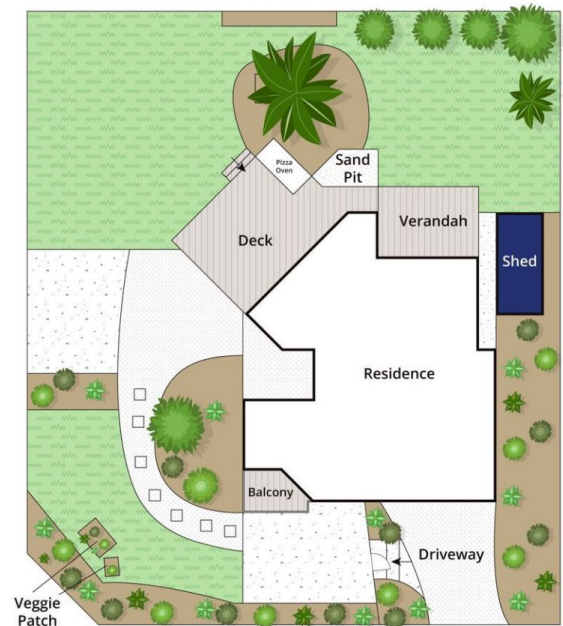
**Dan Halsey**  
 03 5254 3100





Lower Ground Floor

Ground Floor



Site Plan

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

## 1 Madeley Street, Ocean Grove

bellarine **b** property