



### 35 Blue Waters Drive Ocean Grove VIC

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\*\*\*INSPECT Sat 28th Nov -- Call to register to attend\*\*\*

#### The Feel:

Secure and magnificent lake and parkland views are yours to enjoy from this charming renovated cottage on over 600 sqm (approx)! The flexible floorplan with open plan living, private deck & updated amenities will appeal to those seeking a first home, investment or weekender, or pursue a redevelopment (STCA) that could capitalise on fabulous views towards the Barwon River estuary & beyond. The peaceful, treed landscape and lake glimpses are yours to enjoy for a lifetime!

#### The Facts:

- Elevated picturesque position with views that cannot be built out!
- Zoned to Ocean Grove Primary School
- Quality renovations include big-ticket items - new roof, bathroom & kitchen
- Popular lake precinct with easy access to Blue Water's Lake walking trails & parks
- Raked ceilings with windows that capture the westerly aspect, sliding door to scenic deck

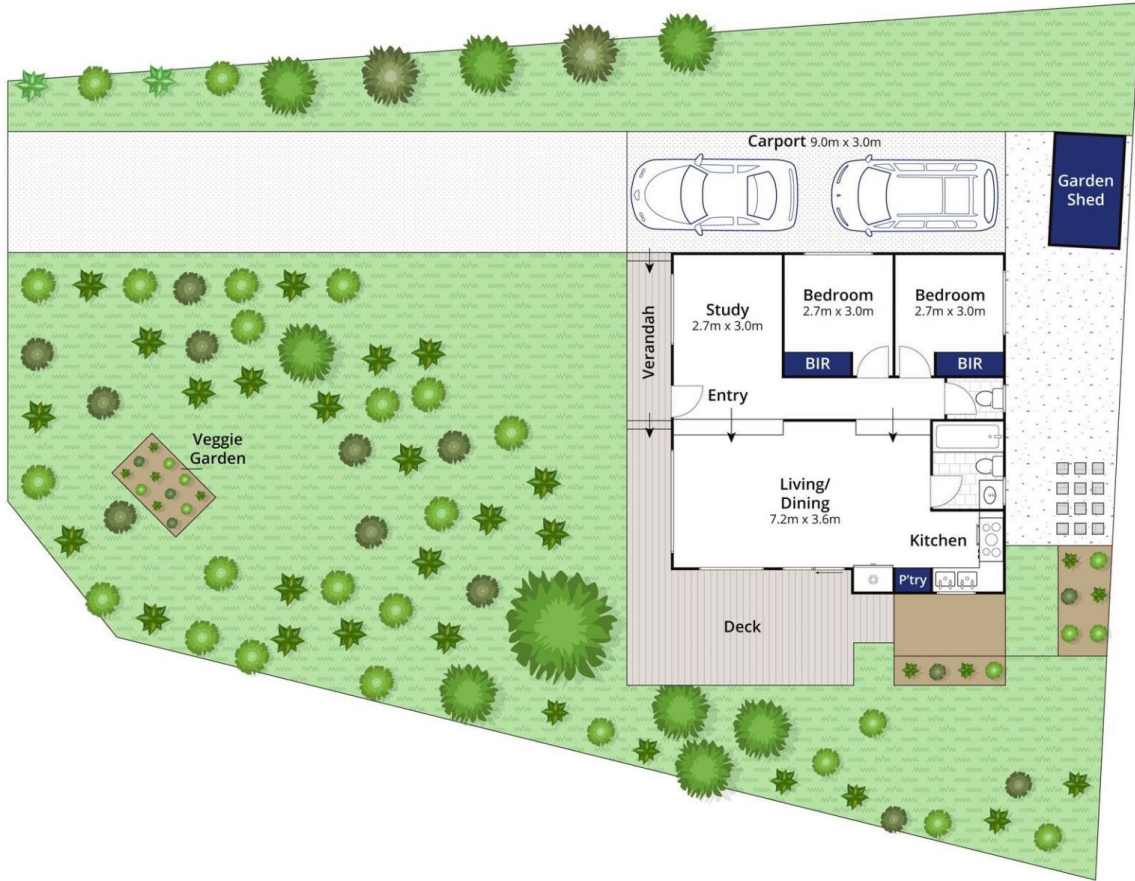
**Price** : \$ 775,000  
**Land Size** : 605 sqm  
**View** : <https://www.bellarineproperty.com.au/58605>  
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**Christian Bartley**  
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**Dan Halsey**  
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Whilst [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.

## 35 Blue Waters Drive, Ocean Grove

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