



104 The Avenue Ocean Grove VIC

4 1 2

The Feel:

Positioned in an enviable location in easy walking distance to Ocean Grove's The Terrace main shopping precinct, primary school, parks & the beach, don't miss this opportunity to secure a 4 bedroom original home, set on a large allotment. The existing neatly presented home with a double garage is set amongst well-established gardens, with the living area oriented to capture the northerly aspect. Move in, lease or seek approval for an elevated development that would unlock sea views (STCA).

The Facts:

- Original brick veneer home in a prized central location in old Ocean Grove
- Set on 812sqm approx. within current zoning that supports further development (STCA)
- Opportunities to capture ocean vista from a 2 or 3 storey dwelling (STCA)
- Easy flat walk to the school, main shopping & dining precinct, & beach nearby
- Absolute north-facing front yard
- 4 king size bedrooms (3 with BIRs)
- Timber accessibility ramp rails at rear entry

Price : \$ 1,250,000
Land Size : 812 sqm
View : <https://www.bellarineproperty.com.au/5921384>



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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.

104 The Avenue, Ocean Grove

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