



### 35 Aldebaran Road Ocean Grove VIC

#### The Feel:

An outstanding opportunity for those looking to purchase in an established, family-friendly pocket with convenient proximity to the shops, schools & nearby beaches! Claim one of three home sites- or combine the lot into one super site of over 1800sqm (approx)! These vacant elevated allotments offer rare views of the Southern Ocean panorama, incorporating Lake Victoria & Point Lonsdale possible from this site. Snap up one of these rare sites to secure your lifestyle or investment.

#### The Facts:

Lot 1 \$475,000-\$495,000

- 585 sqm approx. of sought-after vacant land to build your dream home (STCA)
- Level ground, making construction a breeze
- 15.24m (approx) frontage allows for adaptable plans

Lot 2 \$550,000-\$575,000

- 609 sqm (approx.) of sought-after vacant land to build your dream home (STCA)
- Level ground, making construction a breeze
- 10.7m (approx.) frontage allows for adaptable plans

**Price** : \$ 445,000  
**Land Size** : 585 sqm  
**View** : <https://www.bellarineproperty.com.au/5975280>



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