



#### 40A Wyatt Street Ocean Grove VIC

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##### The Feel:

Situated in a peaceful location in ever-popular old Ocean Grove, this tranquil haven welcomes those seeking a relaxed coastal lifestyle. The sunny north-west oriented open plan living & alfresco areas harness the indoor-outdoor lifestyle, with views onto the colourful native gardens from every window. Guaranteed to appeal to the savvy investor, downsizers or those looking for a weekender, it's an easy stroll to the beach and shops, placing all of Ocean Groves best lifestyle assets on your doorstep!

##### The Facts:

- Sunny & protected allotment in relaxed setting, ideally positioned for privacy
- Rear lane access with extra wide gate provides additional parking for a campervan, boat or trailer
- Every window frames garden views, with sunny outdoor seating areas amongst abundant gardens
- Polished concrete floors throughout add a modern industrial feel
- OP living/kitchen/dining defined by a distinctive red brick feature wall

**Price** : \$ 736,000  
**Land Size** : 380 sqm  
**View** : <https://www.bellarineproperty.com.au/60280>  
 85



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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.

## 40A Wyatt Street, Ocean Grove

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