



119 The Avenue Ocean Grove VIC

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Expressions of Interest Closing Friday 29th January at 4pm

The Feel:

With all the quaintness of a thousand Summers well spent, this cute 2 bedroom cottage sits in original condition in one of Ocean Grove's most prized and central locations. A flat 815m2 (approx.) allotment with a wide street frontage suggests an optimal sub division or re-development site, ideal for two townhouses benefiting from sunny, rear northern boundaries. Short walking distance to patrolled surf beaches and The Terrace main street shopping district is merely the icing on the cake!

The Facts:

- 2BR cottage in original condition on 815sqm (approx.) allotment
- Kitchen, separate living and dining; plus NF sunroom
- Two BRs with BIRs, original timber bi-folds and wall heaters
- Gas fire, feature arch ways throughout, high set ceilings
- Huge NF rear yard, large shed accommodates multiple vehicles
- Established veggie beds, flourishing fruit trees and kids

Price : \$ 1,395,000
Land Size : 815 sqm
View : <https://www.bellarineproperty.com.au/6144408>



Dan Halsey
03 5254 3100



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.

119 The Avenue, Ocean Grove

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