



194 Shell Road Ocean Grove VIC

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Density limits apply- we respectfully ask that only key decision makers attend the Open Home*

The Feel:

Bursting with untapped potential, this characterful beach house offers the savvy buyer an opportunity to renovate, redevelop or even subdivide (STCA). Within close walking distance to shops, medical centre, schools and sporting facilities- and just a stone's throw to the beach- this address comes with the promise of ease and convenience. A perfect entry point into a thriving coastal market!

The Facts:

- Potential to subdivide or redevelop (STCA)
- Large block with plenty of space for a comfortable extension to existing home (STCA)
- Compact OP living, meals and kitchen area
- Fresh and bright interior with garden views
- Kitchen with gas cooktop and plenty of storage
- Floating timber floors gift a coastal feel throughout
- 2 spacious BRs with BIRs share the main bath
- Electric Vulcan heating and R/C air conditioning
- Outdoor verandah for entertaining and relaxation

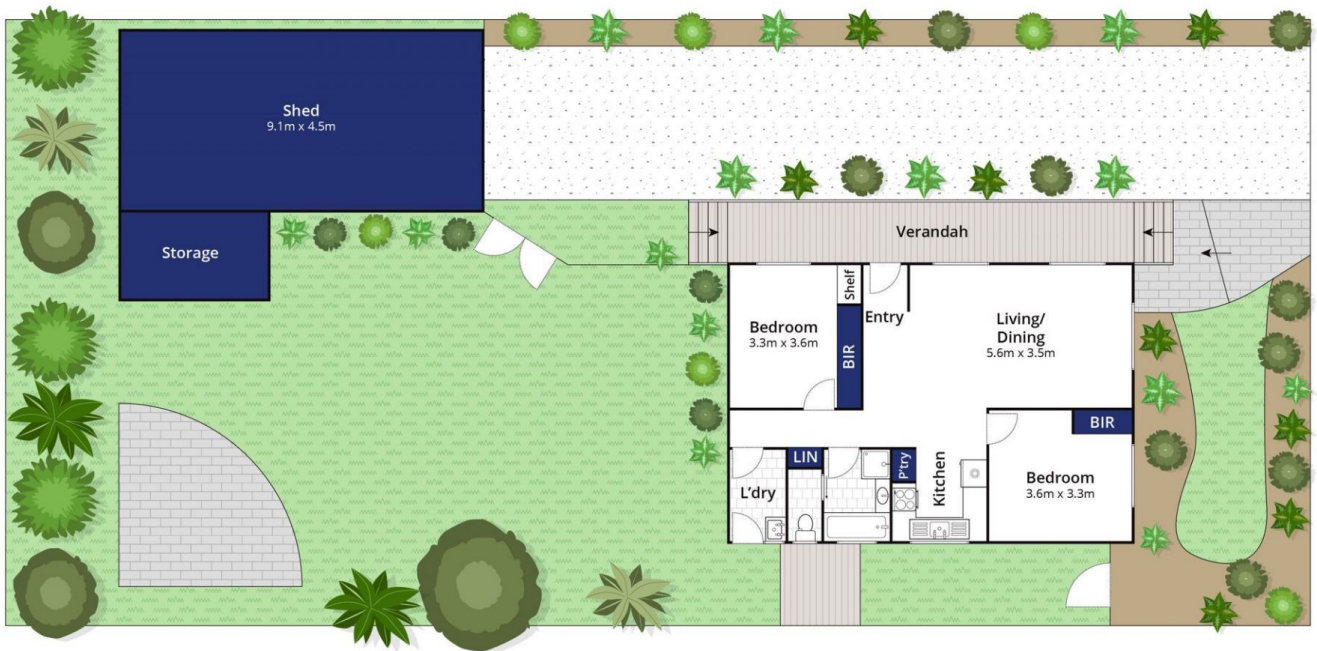
Price : \$ 652,500
Land Size : 546 sqm
View : <https://www.bellarineproperty.com.au/6323189>



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Whilst 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.

194 Shell Road, Ocean Grove

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