



**43 Wallington Road Ocean Grove VIC**

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**The Feel:**

Situated in the premium 'Golden Triangle' between the Barwon River, Town Centre and Surf Beach, this home is perfectly sited for a relaxed coastal lifestyle or potentially lucrative holiday investment. With holiday rental returns estimated at 60k+ per annum, this beautifully crafted home provides a rare opportunity for those looking to enjoy a flexible lifestyle while still generating income. Designed to be secure, quiet and private whilst making the utmost of this incredibly central location, this home must be inspected to be fully appreciated.

**The Facts:**

- Lucrative holiday investment situated less than 300m (approx) to the Barwon River.
- Under 200m (approx.) to Ocean Grove Golf Course
- 300m (approx.) to the boat ramp
- Under 1 km to the surf beach & town centre shopping and dining precinct
- Contemporary coastal theme boasts fresh white interiors for an enviable seaside aesthetic
- Timber accents are a warm addition to the interior design, from floors to custom cabinetry

**Land Size** : 504 sqm

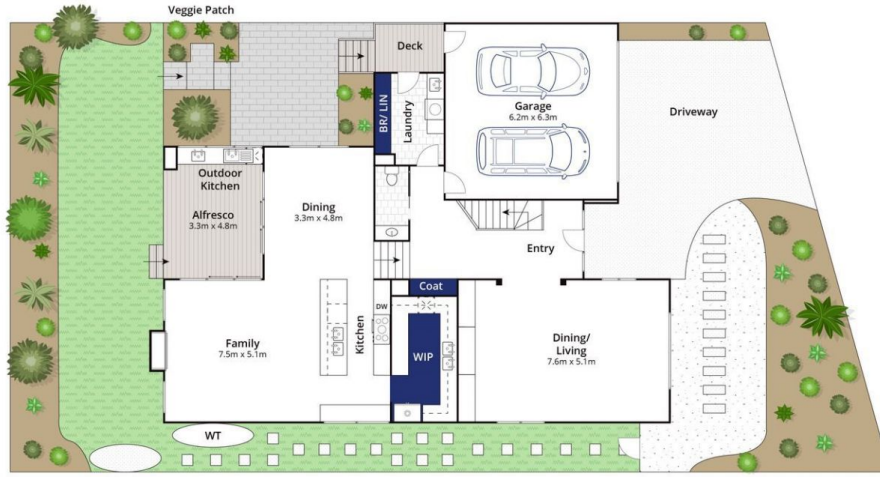
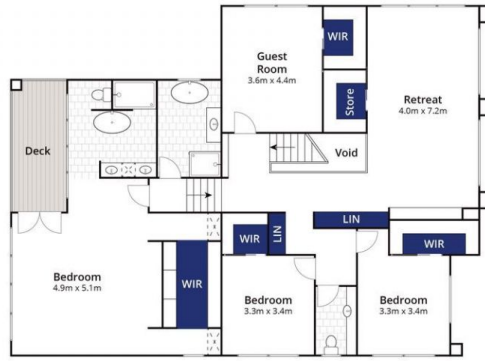
**View** : <https://www.bellarineproperty.com.au/6363789>



**Dan Halsey**  
03 5254 3100



**Andrew Kibbis**  
03 5254 3100



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.

## 43 Wallington Road, Ocean Grove