



## 41 Ocean Throughway Ocean Grove VIC

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### The Feel:

Set on the exclusive 'Ocean Throughway', this tightly held beachfront position puts you within steps of the surf. Homes rarely come to market in this peaceful pocket, and it's easy to see why: with back gate access to the Begola Wetland reserve, and front gate access to the dunes, this charming home is the epitome of a 'beachhouse'. Offering the potential for renovation, and use as a permanent abode, weekender or rental, prepare to be delighted by the opportunities this home represents for generations to come.

### The Facts:

- Scenic views across Begola Wetlands from north-facing kitchen, meals & deck
- Spacious elevated deck & lawn area - ideal for entertaining
- Eaves to north & east protect from the summer sun without hindering the view
- Soaring cathedral ceilings & exposed brick fireplace define the interiors
- Central kitchen with breakfast bar, timber cabinetry,

**Price** : \$ 1,460,000  
**Land Size** : 604 sqm  
**View** : <https://www.bellarineproperty.com.au/6441226>



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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.

## 41 Ocean Throughway, Ocean Grove

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