



## 2/40 Pembroke Road Ocean Grove VIC

3 1 2

Under Contract - 4 Qualified Bidders

### The Feel:

Enjoying a relaxed coastal vibe just moments from immaculate beaches, cafes, parklands and a plethora of practical assets, this three bedroom unit is a wonderful option for those looking for a neat downsize, rental investment or fantastic holiday property to escape the daily grind. A compact footprint offers fantastic respite across a single level, with adaptable outdoor spaces increasing the sense of space through seasonal enjoyment.

### The Facts:

- Dual living areas offer flexibility for lounging and meals
- Functional kitchen space overlooking the lovely backyard
- Ample room for storage and upright gas cooktop/oven
- Built in shelves/joinery increase storage capabilities
- 3 BRs positioned for easy access to the living zones
- Well fitted bathroom, separate w.c and laundry area
- Oversized Single Garage, carport and additional off street parking options
- With Storage unit ideal for keeping boogie boards and beach equipment in

**Price** : \$ 735,500  
**Land Size** : 350 sqm  
**View** : <https://www.bellarineproperty.com.au/65345>  
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**Toby Lee**  
 03 5254 3100

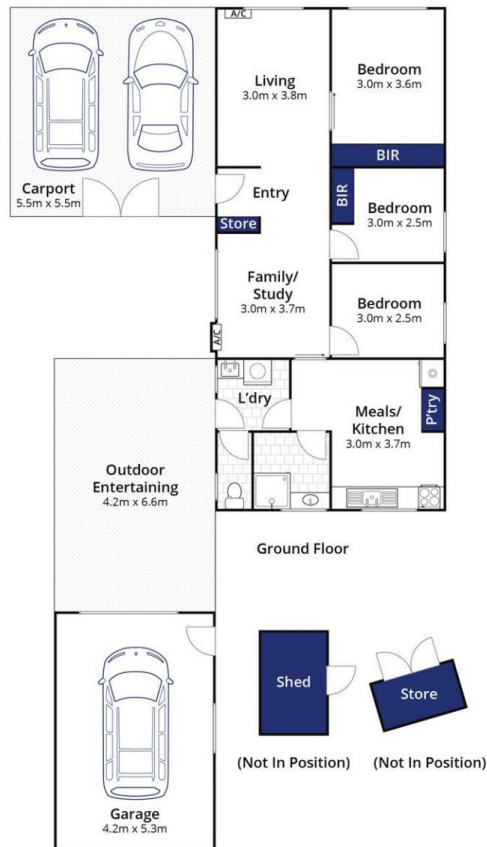


Whilst [bwr.com.au](http://bwr.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

**2/40 Pembroke Road, Ocean Grove**

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Site Plan

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