



## 12 Canopus Road Ocean Grove VIC

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### The Feel:

All the foundations are in place to create your dream beachside residence with an easy modern makeover of this three-bedroom home, set on a good sized block walking distance to Ocean Grove Marketplace and moments to the beach. Solidly built from brick, it presents as a robust investment property, first home or great bones for a renovation/extension project (STCA).

### The Facts:

- Three generous bedrooms, 2x with built-in robes
- Large living room and separate dining area
- Ducted heating
- Split System Cooling
- Central family bathroom with separate toilet
- Secure lock up garage
- Workshop to rear of garage
- Two rain water tanks
- Alfresco entertaining/bbq area
- Separate laundry with access to rear yard and clothesline
- 585 sqm approx allotment in central location, close to shops and schools
- Secure backyard with well maintained lawn, ideal for

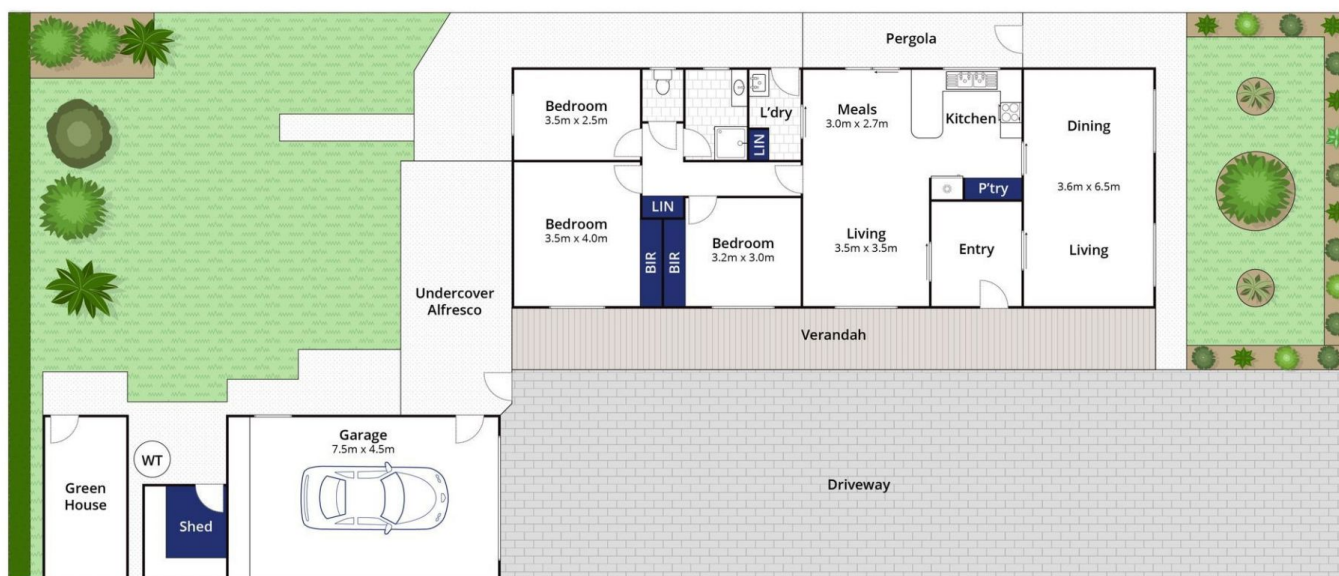
**Price** : \$ 910,000  
**Land Size** : 585 sqm  
**View** : <https://www.bellarineproperty.com.au/6883689>



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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.

## 12 Canopus Road, Ocean Grove

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