

12 Canopus Road Ocean Grove VIC

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

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Price	:\$ 910,000
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- Land Size : 585 sqm
- View : https://www.bellarineproperty.com.au/68836 89



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Whilst bwrm.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.

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