



## 15 Rayville Street Ocean Grove VIC

### The Feel:

Perfectly positioned in the highly popular Oakdene Estate, this generous parcel of vacant land presents a wonderful opportunity to immerse yourself in the relaxed seaside way of life. Build your dream home (STCA) on this 576sqm (approx.) flat allotment, with generous 18m frontage. North-south orientation allows you to maximise sunlight throughout the seasons and provides opportunities for solar passive design. Titled and ready to go, your coastal retreat is within reach. Don't delay!

### The Facts:

- Vacant 576sqm (approx.) allotment in sought-after Oakdene Estate
- Titled land means you can start building your dream home asap (STCA)
- Level site with 32m depth & 18m frontage
- North-south orientation provides opportunities for solar-passive design
- Family-friendly location with easy access to schools, public transport, sporting facilities & shopping
- Nearby to new parklands & walking tracks, with Ocean Grove surf beach just 5km away

**Price** : \$ 630,000  
**Land Size** : 576 sqm  
**View** : <https://www.bellarineproperty.com.au/69466>  
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