



## 12A Kestrel Place Ocean Grove VIC

### The Feel:

Highly sought-after yet seldom available, this vacant 400sqm (approx.) allotment in a prized Old Ocean Grove position presents an ideal blank canvas to set your coastal dream in motion. Cocooned in leafy serenity and boasting a desirable north-rear aspect, this property is within walking distance of Blue Water's Lake, playgrounds, local primary school, and the bustling town centre, offering all the elements for a relaxed seaside lifestyle. This level site in a coveted and quiet no-through traffic enclave, has plans approved and ready to build!

### The Facts:

- Rare 400sqm (approx.) vacant allotment in one of Old Ocean Grove's highly desirable 'bird courts'
- An ideal opportunity to design & build your dream coastal getaway in a quiet, no-through traffic setting (STCA)
- Quiet serenity goes hand-in-hand with this leafy location, backdropped by the sounds of native birdsong & the gentle rustle of wind in the trees
- Desirable north-rear aspect with 41.5m (approx.) block depth lends itself to sun-kissed outdoor entertaining & relaxation

**Price** : \$750,000-\$800,000  
**Land Size** : 400 sqm  
**View** : <https://www.bellarineproperty.com.au/7544699>



**Toby Lee**  
03 5254 3100



**Kate Lane**  
03 5254 3100