



## 18 Epworth Street Ocean Grove VIC

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### The Feel:

Nestled in the heart of this coveted Ocean Grove locale, this elevated site with stunning treed views could be the seaside haven you've been looking for! Easy flow to the front balcony and rear covered deck from the central kitchen, dining and living room makes entertaining guests a pleasure, complete with a pizza oven. The gardens provide a picturesque backdrop, creating an idyllic space for relaxation and enjoyment, plus two garages, a workroom, huge storage space and carport parking. Located just a stone's throw away from Blue Waters Lake, OG Primary School and the town centre, this 5BR/2BA property offers the epitome of coastal convenience.

### The Facts:

- Located just moments from OG Primary School, town centre, main beach, Blue Waters Lake & river
- Set on an expansive 1,125sqm (approx) lot that invites you to kick back & relax
- Future development potential (STCA); take full advantage of this large site in a prized location
- Move-in ready comfortable family home in an unbeatable Old Ocean Grove location

**Land Size** : 1125 sqm

**View** : <https://www.bellarineproperty.com.au/7617739>

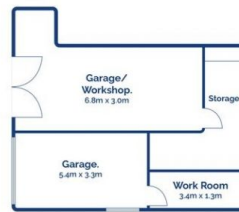


**Dan Halsey**  
03 5254 3100



**Toby Lee**  
03 5254 3100





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18 Epworth Street, Ocean Grove

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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.