



## 47 Shorebreak Way Ocean Grove VIC

### The Feel:

Take advantage of the approved plans and start building immediately on this perfectly positioned block in the highly popular Kingston Coast. This generous parcel of vacant land presents a wonderful opportunity to immerse yourself in the relaxed seaside way of life. 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 489sqm (approx) with plans for 4 bedroom home!
- Titled land means you can start building your dream home asap (STCA)
- Level site/flat site
- 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
- Proximity to Bellarine Hwy for an easy commute to

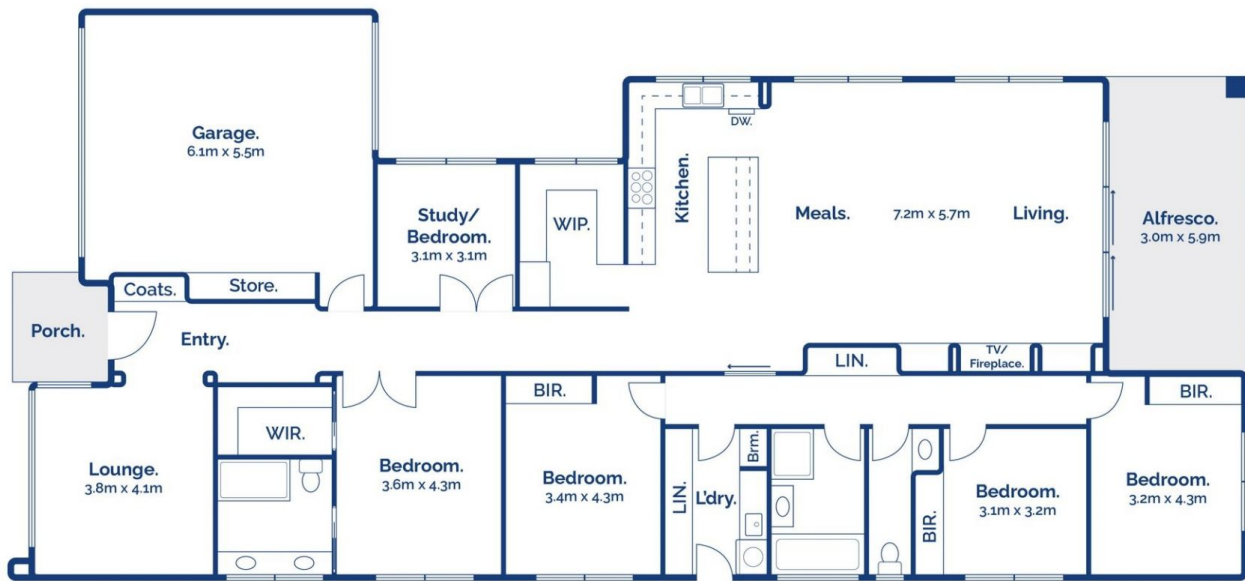
**Price** : \$ 490,000  
**Land Size** : 489 sqm  
**View** : <https://www.bellarineproperty.com.au/7666452>



**Toby Lee**  
**03 5254 3100**



**Dan Halsey**  
**03 5254 3100**



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47 Shorebreak Way, Ocean Grove

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Whilst [bwrm.com.au](http://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.