



## 2 Breaker Court Ocean Grove VIC

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### The Feel:

This four-bedroom sanctuary is a hidden gem that encapsulates the best of coastal living! Just moments away from Blue Waters Lake, Barwon River, and Ocean Grove Golf Club, this long-held family home is nestled in a secluded court-end position on an expansive 1162m<sup>2</sup> (approx) block. Offering a unique blend of coastal character, modern convenience and great shed/garaging, the property promises an idyllic lifestyle surrounded by nature's tranquility. Every window of this much-loved residence boasts lush backdrops of the picturesque garden, with French doors to the private north deck that extends the sense of space. A proven history of Airbnb revenue demonstrates the versatility of the master bedroom/ studio, with private access and ensuite.

**Price** : \$ 1,250,000  
**Land Size** : 1162 sqm  
**View** : <https://www.bellarineproperty.com.au/7729906>



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### The Facts:

- Held for 48 years, this private hideaway is a rare find on a sizable 1162m<sup>2</sup> (approx) block
- Situated in one of 'old' Ocean Grove's most highly sought-after court-end settings
- Easy access to scenic waterfront walking trails around Blue Water's Lake & the river





Approx Land Area: 1162m<sup>2</sup>

## 2 Breaker Court, 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.