



14 The Parade Ocean Grove VIC

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The Feel:

One of the few remaining original homes in this premium inner village setting, this classic beach house on a whopping 820sqm (approx.) allotment grants exciting possibilities for the future. Presenting a perfect union of position and potential, the property offers an outstanding opportunity for dual occupancy, subdivision, or the creation of a luxury coastal home, with scope to reveal picturesque ocean views via a future first storey (STCA). Liveable, loveable, and oozing retro charm, the existing 3-bedroom home is ideal to rent out or live comfortably while you plan a dream abode befitting this prime location.

The Facts:

- Classic fibro beach house, bursting with potential across 820sqm (approx.)
- Ripe with possibility for renovation, rebuilding, or redevelopment (STCA)
- A 20.1m (approx.) frontage suits dual occupancy or subdivision (STCA)
- Premium inner-village setting, walking distance to the Barwon River (450m) and town centre (600m)
- Existing 3-bedroom home is ideal to live in or rent out

Price : \$1,300,000-\$1,400,000
Land Size : 820 sqm
View : <https://www.bellarineproperty.com.au/7874281>



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14 The Parade, Ocean Grove

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