



## 22 & 24 The Parade Ocean Grove VIC

### The Feel:

Opportunity knocks loud and clear with these two generous vacant allotments, to be sold individually or as one, in an exclusive river-end precinct 500m from the water's edge. There is unlimited scope to craft your dream coastal dwelling across a single 822sqm (approx.) site, or to combine both titles and create a new townhouse or multi-dwelling development (STCA). Land of this size and calibre rarely becomes available - seize the chance to unlock the full potential of this prized setting where the options are only as limited as your imagination.

### The Facts:

- Rare vacant allotments, on 2 separate titles and offering 1644sqm (approx.) in total
- Available to purchase together or as individual 822sqm (approx.) lots
- Options abound to craft your dream home or capitalise on the potential for a multi-dwelling development (STCA)
- Gentle elevation presents opportunities to capture potential coastal views
- Each site offers 40.86m depth & 20.09m north frontage, lending itself to passive design principles

**Price** : \$1,350,000-\$1,450,000 each  
**Land Size** : 822 sqm  
**View** : <https://www.bellarineproperty.com.au/7917543>



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The Parade.



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