



1/17 Lake Avenue Ocean Grove VIC

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The Feel:

A stone's throw from the Barwon River, 250m from Blue Waters Lake, and neighbouring the open green space of Pacey's Park and playground, this property presents a multitude of exciting possibilities in a premium lifestyle setting. Currently comprising an understated single level home, there's broad appeal for holiday makers seeking a no-fuss base for relaxed coastal getaways, while a level 817sqm (approx.) site presents fantastic scope to build a dream new home or luxury redevelopment (STCA). Move in while you plan your next project, or lease the home with ease, with its undeniable lifestyle appeal.

The Facts:

- Modest yet entirely comfortable single level home, jam-packed with potential for the future
- Impressive 817sqm (approx.) allotment with the advantage of dual street access
- Desirable north-to-rear orientation for sun-drenched outdoor living
- Superb lifestyle location, so close to both the Blue Waters Lake and Barwon River
- Enjoy as a fuss-free holiday or permanent home, or

Price : \$850,000-\$895,000
Land Size : 817 sqm
View : <https://www.bellarineproperty.com.au/7958027>



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