



### 38 Presidents Avenue Ocean Grove VIC



Positioned on the high exposure location of Presidents Avenue, and only 1km from the main street of Ocean Grove, this four room property provides plenty of space and opportunity for a variety of uses. Previously used in the medical field, the property would also suit tutoring, professional services and more.

**Price** : Under Application  
**Building Size** : 140 sqm  
**Land Size** : 601 sqm  
**View** : <https://www.bellarineproperty.com.au/7985554>

#### The Facts:

- High Exposure location
- 144sqm of internal floor space
- Significant off street parking
- Corner block with opportunity for substantial signage
- Split system heating and cooling for year round comfort
- Disabled toilet and kitchen facilities

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**Levi Turner**  
03 5254 3100



**Andrew Kibbis**  
03 5254 3100



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## 38 Presidents Avenue, Ocean Grove

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