



Existing view from 4.8 metres



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**37 The Avenue OCEAN GROVE VIC**

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In a highly sought and tightly held pocket of Ocean Grove, this well-maintained 3-bedroom home sits on a generous allotment with a sensational southern aspect towards the Bluff, and the lights of Barwon Heads of an evening. Offering fine family living in its current state, there is enormous potential for renovation or a complete redevelopment with the promise of breathtaking Barwon River and ocean views (STCA - plans within planning / building regulations).

Beyond its front verandah with views, the spacious red-brick home features Axminster carpets throughout; an air-conditioned living room with open fireplace and adjoining dining area; a main bedroom with walk-in robe and tidy ensuite; two further bedrooms with robes, one accessing a two-way bathroom with separate toilet; and a big, bright kitchen with Miele appliances serving a vast family living area with air conditioner and doors to a superb Northern facing L-shaped deck and pergola overlooking the large rear lawn and lovely established gardens.

With ducted heating, a double garage and easy access to shops, schools and beaches, this is a fantastic opportunity

**Price** : \$ 880,000  
**Building Size** : 18 Sqrs  
**Land Size** : 790 sqm  
**View** : <https://www.bellarineproperty.com.au/1503089>



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.