



## 140 Orton Street OCEAN GROVE VIC

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Direct Beach Access! If you hustle a little, you could get from the front door of your sensational new home built here to the beach in approximately 20 seconds flat! This is a rare opportunity to secure a generous flat, vacant block just under 800m<sup>2</sup> (approximate) with direct beach access via a walking trail at the rear of the property. In fact, this is the only vacant block available within Ocean Grove or Barwon Heads on the border of the crown land coastal reserves!

Build your dream new home here (subject to council approval) and moments from your doorstep will be an outstanding surf break known to locals as "KN's". You'll be able to join them for an early morning surf or exciting surf-fishing session and then meander your way down the beach to the lovely Dunes Cafe only 5 minutes away. What an amazing way to start your day!

Orton street is populated with attractive, well maintained homes. Number 140 is quietly secluded right at the end with two street frontages, making this an ideal location for the development of two luxury townhouses (subject to council approval). Both streets are no-through-roads, so there will be absolutely no traffic disturbing your sleep, only

**Price** : \$ 767,500  
**Land Size** : 751 sqm  
**View** : <https://www.bellarineproperty.com.au/1503167>



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