



**72 Lake Avenue Ocean Grove VIC**

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This classic 70s two bedroom beach house comes complete with self-contained bungalow, ideal for extra guests or holiday rental. Already partly renovated, the main residence offers very comfortable accommodation. Alternatively, consider the exceptional location as the perfect site for a brand new build (STCA).

**Price** : \$ 475,000  
**Land Size** : 618 sqm  
**View** : <https://www.bellarineproperty.com.au/1966892>

- Classic beach house with bungalow or exceptional site for a new build
- Finish refurbishment or revel in retro-style living with funky built-in bar
- Kitchen already modernised with new cabinetry & ss appliances
- Floating timber flooring, gas heating plus several RCAC units
- Main residence has master BR with semi en suite & WIR
- 3rd BR in bungalow along with bathroom, open lounge/meals & kitchen
- SLUG with roller door, concrete base & power, double tandem carport
- Fully fenced backyard, open pergola & undercover BBQ area
- Water-wise planting in no-mow low maintenance grounds

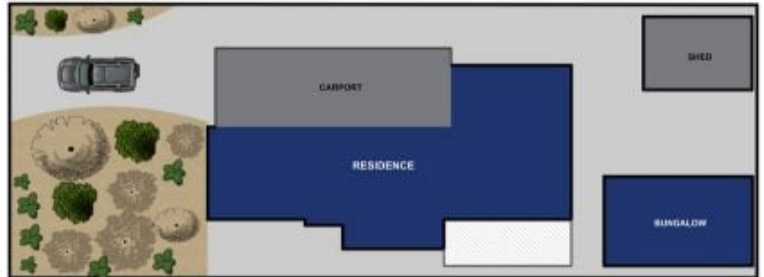


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**BUNGALOW**



**72 LAKE AVENUE, OCEAN GROVE**

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.