



3 Sea Breeze Court Ocean Grove VIC

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The Feel:

A superb location only 600m to the beach, this elevated home is so close to the Begola Wetlands you can hear the chorus of birds. Nestled in behind the dunes in a quiet court location, discerning buyers will realise the enormous potential of this well-positioned site, with options to update as required to maximise the inspired location. Whether you are looking to complete a renovation or seeking a development opportunity (STCA), there is exciting scope to refresh and modernise this 3BR home. The result would be a sanctuary to your taste that capitalises on dune views in to the distance.

The Facts:

- Three-bedroom family home in quiet neighbourhood court
- Listen to the waves, less than 2mins drive (600m walk) to the beach
- Located near the entrance of the court, at the base of the hill, for easy accessibility
- Enterprising renovators & developers, don't miss this large OG block
- Existing dwelling presents myriad options for the future (STCA)

Price : \$ 1,225,000
Land Size : 320 sqm
View : <https://www.bellarineproperty.com.au/67690>
 56



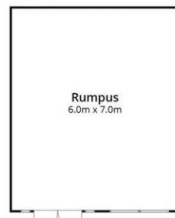
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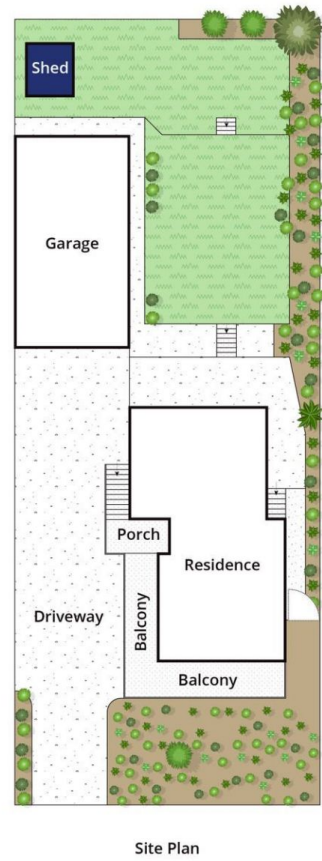
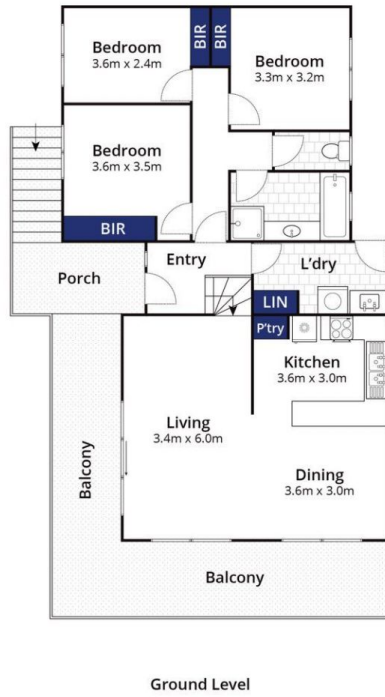
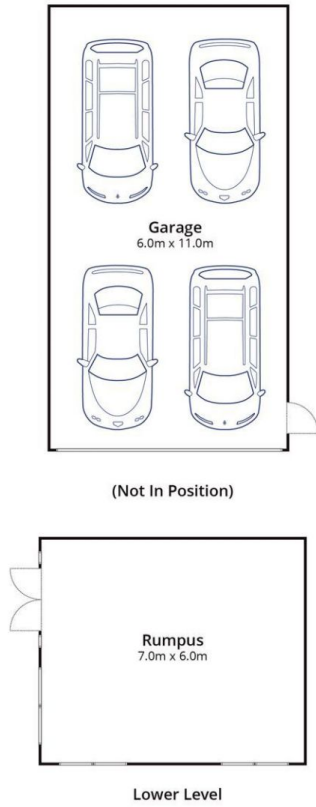
Ground Level



Lower Level

Whilst bwrn.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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