



9 Epworth Street Ocean Grove VIC

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The Feel:

Sitting in one of Old Ocean Grove's most sought after streets, nestled by mature trees and a transforming landscape of beach homes and stunning new builds is an opportunity not to miss! Whether you're creating your dream family home within steps of key amenities, or a central block for townhouse development (STCA), you won't find much better than this in Ocean Grove today.

The Facts:

- 894sqm approx. north facing allotment in central 'Old Grove'
- Update, renovate or extend the existing home (STCA)
- Walk to Ocean Grove Primary, only 200m away!
- Ideal opportunity for townhouse development (STCA)
- Walk to Ocean Grove main street and cafes, beach and river
- Surrounded by parkland and walking trails of 'Blue Lake' reserve

The Owner Loves?.

"Such a central spot, on the high side of the street - so there's a lovely leafy aspect across Old Grove. The beach,

Price : \$ 1,350,000
Land Size : 894 sqm
View : <https://www.bellarineproperty.com.au/6827480>



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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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