



## 5 Asbury Street West Ocean Grove VIC

### The Feel:

The rarest of rare coastal finds, this exceptional 1153 sqm (approx.) vacant landholding in an exclusive cul de sac is perfectly poised to make way for the ultimate seaside dwelling. Capable of accommodating the most innovative of home designs or potential townhouse subdivision (STCA), the sprawling site allows you to capitalise on spectacular views across the Barwon River, Estuary and Bluff, while allowing an abundance of space for exceptional indoor-outdoor living. Within a short stroll of all key amenities, this blue-chip allotment will deliver a lifestyle of privilege and pleasure in a quiet and prestigious setting.

### The Facts:

- Rare opportunity to secure vacant land in an outstanding seaside location
- Endless potential to subdivide or build your grand-scale luxury residence (STCA)
- Gently elevated position offers scope to capitalise on spectacular water & sunset views
- Deep, north to the rear allotment caters to sun-soaked outdoor living
- Idyllic no-through traffic street ensures peace & privacy

**Price** : \$1,600,000-\$1,750,000  
**Land Size** : 1153 sqm  
**View** : <https://www.bellarineproperty.com.au/7369525>



**Andrew Kibbis**  
03 5254 3100



**Toby Lee**  
03 5254 3100