



## 9 The Terrace Ocean Grove VIC

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### The Feel:

There's nothing like a property with potential in the inner circle of old Ocean Grove! A home metres from the cafes, restaurants and boutiques in The Terrace shopping strip. A stroll from Main Beach and the beautiful Barwon Estuary, and conveniently close to the boat ramp and bowls and golf clubs. This tightly-held property has planning approval for two townhouses.

### The Facts:

- 822sqm (approx) elevated block with north-facing rear
- Well proportioned for multiple dwellings (STCA)
- Existing 3BR, 2 living area, 2 bathroom brick home, plus a 1BR self-contained bungalow
- Close to the scenic Barwon River walking/cycling track, quiet cabin and caravan recreation parks
- Across the road from the Ocean Grove Bowls Club for an great meal with friends or family!
- Invest and holiday with extended family now, plan for a grand design in the future.
- Explore the massive potential here on The Terrace, with the best of Ocean Grove's lifestyle attractions.

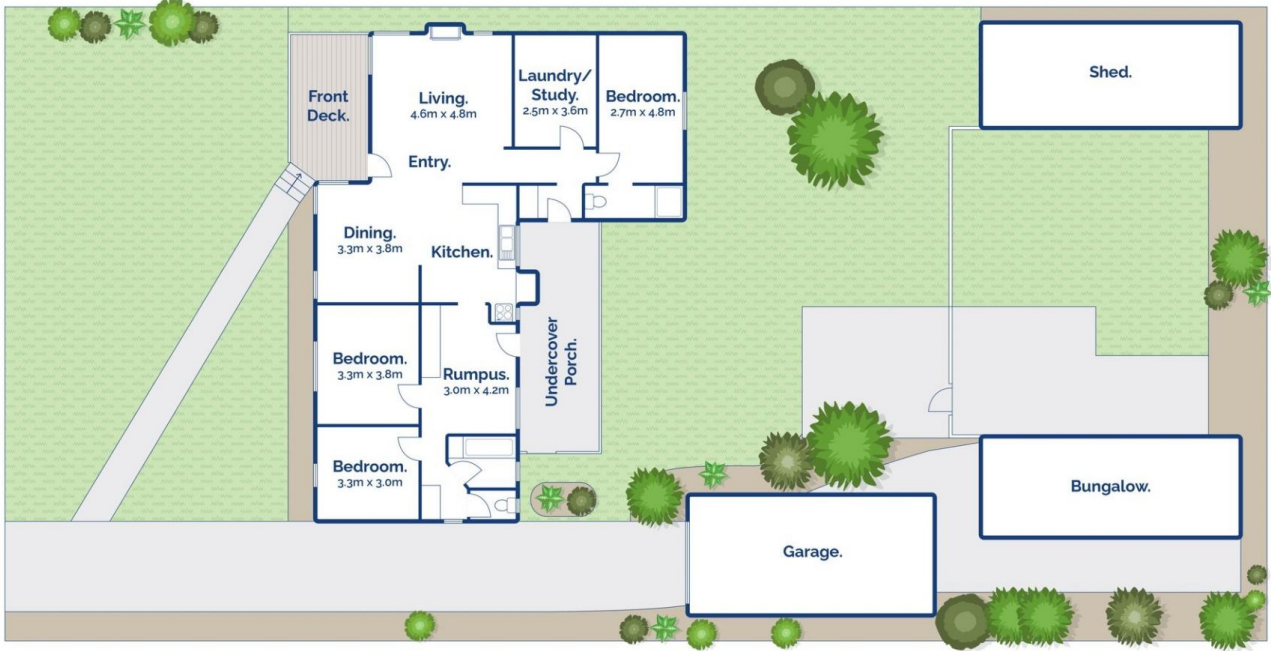
**Price** : \$ 1,100,000  
**Land Size** : 822 sqm  
**View** : <https://www.bellarineproperty.com.au/7372657>



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## 9 The Terrace, Ocean Grove

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Whilst [bwm.com.au](http://bwm.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.