



## 7 Asbury Street West Ocean Grove VIC

### The Feel:

At 1010sqm (approx.) this impressive site offers a rare development opportunity for those seeking to subdivide or establish their dream home on the coast (STCA). Situated to capitalise on spectacular views across the Barwon River, Estuary and Bluff, this peacefully located block is also closely located to all the key amenities and lifestyle offerings that Old Ocean Grove is renowned for.

### The Facts:

- Rare opportunity to secure vacant land in an outstanding seaside location
- Endless potential to subdivide or build your 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 are yours to savour
- Quiet & leafy street is backdropped by the sounds of native birdsongs
- Placing lifestyle front & centre, the coveted position is

**Price** : \$1,500,000-\$1,650,000  
**Land Size** : 1010 sqm  
**View** : <https://www.bellarineproperty.com.au/7526571>



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