

### 43 Sunset Strip Ocean Grove VIC

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#### The Feel:

Enjoying a privileged position and lashings of original character, this quintessential beach house delivers a rewarding opportunity to enjoy the simple pleasures of coastal living teamed with sensational potential for the future. A 615sqm (approx.) allotment is elevated to capture leafy views across nearby wetlands and sand dunes, as lovingly maintained interiors offer comfortable family accommodation. Capitalising on a central location within walking distance of the beach and Ocean Grove Market Place, this unlocked gem will appeal to those seeking a project, an untouched canvas ready for redevelopment, or simply a chance to create endless summer memories from a prime beachside base.

**Price** : \$775,000-\$825,000

**Land Size** : 609 sqm

**View** : <https://www.bellarineproperty.com.au/8008796>



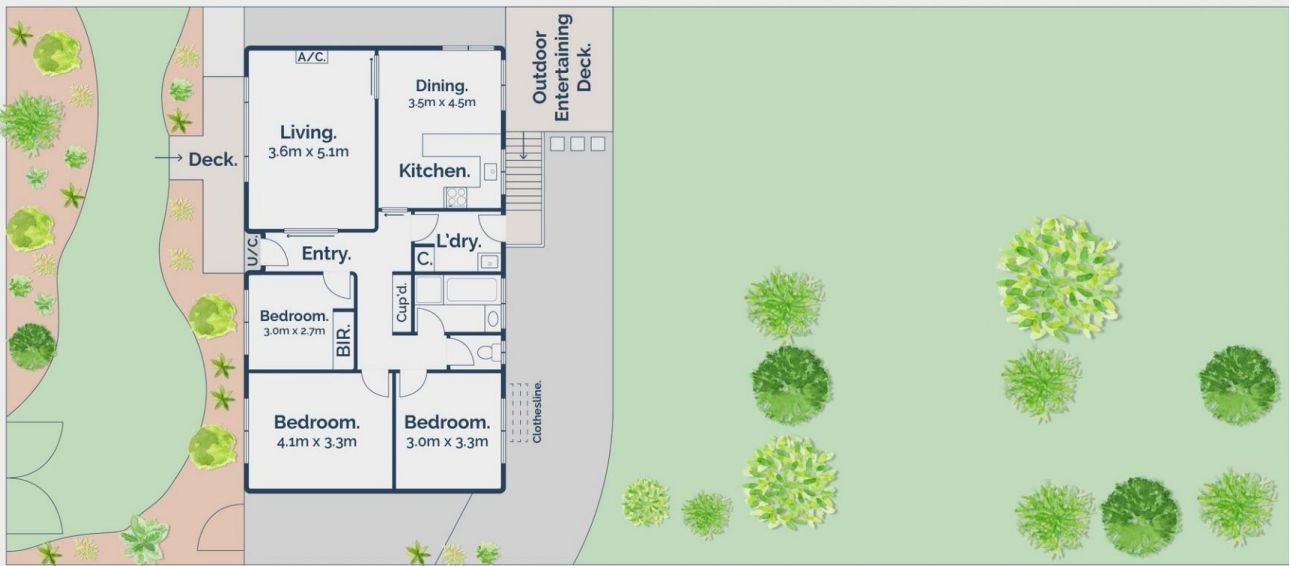
**Dan Halsey**  
03 5254 3100



**Kate Lane**  
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#### The Facts:

- Classic 3-bedroom beach house in an established & convenient pocket of Ocean Grove
- Well-kept over its lifespan, the home is immediately liveable while offering outstanding scope for transformation
- A prime candidate for cosmetic enhancements, or alternatively knock-down & rebuild (STCA)
- Sitting on an elevated 609sqm (approx.) capturing a



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# 43 Sunset Strip, Ocean Grove



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