

# 1 Butters Lane, Ocean Grove, Vic 3226

**HAYDEN**

## House For Sale

Thursday, 18 April 2024

1 Butters Lane, Ocean Grove, Vic 3226

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 579 m2

Type: House



Lynley Bassett



Hugh McKewan  
0417538779

**\$1,080,000 - \$1,120,000**

Nestled within the heart of old Ocean Grove, this property epitomises boundless potential. Centrally located in the old town, it presents an array of possibilities for discerning buyers. Currently, it boasts a secure tenancy until July 24, offering an enticing option for those seeking immediate rental income while contemplating future endeavours. For investors, the allure lies in the prospect of extending the lease, nurturing a stable rental income, and fortifying their property portfolio. Alternatively, vacant possession opens the door to a myriad of possibilities. Whether you envision making it into your own haven, embarking on a renovation journey, or exploring the potential for subdivision (STCA), the canvas is yours to paint. Positioned strategically on a corner allotment, the residence basks in a northern orientation, inviting warmth and light throughout. Inside, the seamless flow of the open-plan lounge and dining area sets the stage for cherished family gatherings. With effortless access to an undercover outdoor entertaining area and the expansive backyard, every occasion is infused with ease and comfort. The generously proportioned kitchen, nestled within the heart of the living space, ensures the chef of the family remains connected. Down the hall, three bedrooms with built-in robes and timber venetians offer tranquillity and privacy. The main suite, boasting a spacious ensuite, serves as a serene retreat. Outside, the property continues to impress, with convenient access via Butters Lane for storage of recreational vehicles behind secure gates. A sprawling decking area on the east side beckons for alfresco gatherings, basking in the gentle embrace of the northeast sun. Completing this package is a double garage, the convenience of being zoned for Ocean Grove Primary School, proximity to the main shopping precinct, and the tantalizing allure of the nearby beach, a mere kilometre away. Truly, this residence embodies the epitome of coastal living at its finest. Contact us today to arrange a private inspection and unlock the endless possibilities that await.