

# 103 John Dory Drive, Ocean Grove, Vic 3226

## House For Sale

Wednesday, 12 June 2024

103 John Dory Drive, Ocean Grove, Vic 3226

Bedrooms: 3

Bathrooms: 1

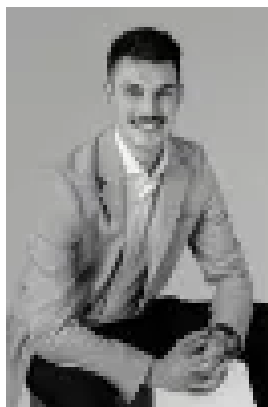
Parkings: 2

Area: 654 m2

Type: House



Zoe Le Page  
0400029443



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**\$775k - \$835k**

Unique: Welcome to 103 John Dory Drive, Ocean Grove. This delightful home sits on a generous 654sqm (approx.) block in the coveted RGZ3 zone, offering exciting potential for subdivision (STCA). With two living areas, this home offers ample space and a sizable secure backyard ideal for entertaining, establishing a vegetable garden, or extending the current home. This property is perfect for families, young couples, downsizers, or savvy investors looking for a promising opportunity.

Key Features:

- Living: Two spacious living zones, ideal for family gatherings and relaxation; perfect for separating kids and adults, especially when it comes to TV time.
- Outdoor Spaces: Expansive secure backyard with shed, perfect for kids and pets, with ample room for a veggie garden. Enjoy a nice outdoor environment for entertaining.
- Heating & Cooling: Equipped with a gas wall heater and an air conditioner to ensure year-round comfort.
- Location: Situated across the road from small parkland, providing more privacy and a feeling of openness. Short walking distance to The Market Place, Surfside school hub, leisure centre, oval, skate park, and the back beach.
- Development Potential: Located in RGZ3, offering subdivision opportunities (STCA).
- Bedrooms: Three well-sized bedrooms providing ample living space.
- Bathrooms: One functional bathroom including toilet, with a separate 2nd toilet for added convenience.
- Parking: Double garage with additional secure parking space to rear, and sheltered entrance for convenience.

Essence: Large block. Prime location. Cheerful living.

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