

# 114 Aldebaran Road, Ocean Grove, Vic 3226

## House For Sale

Monday, 18 March 2024

114 Aldebaran Road, Ocean Grove, Vic 3226

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 584 m2

Type: House



Dan Halsey  
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Toby Lee  
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**\$845,000-\$925,000**

The Feel: Generous in its classic proportions and brimming with beachy charm, this well-positioned property will impress and inspire in equal measure. Savouring a laidback coastal vibe across a 585sqm (approx.) site, it offers enormous scope with its flowing open-plan design, generous outdoor spaces, and impressive lifestyle location with the beach just a straightforward 450m walk from your door. An exciting discovery for buyers with their minds set firmly on the future, this property presents endless possibilities to capitalise on a potential-packed home in a coveted beachside location.

The Facts: -Single level beach house, abundant with coastal charm-Outstanding lifestyle position, just 450m from the glistening Ocean Grove coastline-Open-plan layout provides a laidback setting to relax & dine against the warming glow of a wood-burning fire-A north-facing balcony promotes indoor-outdoor enjoyment against a privately screened garden backdrop-Functional kitchen with breakfast seating for meals on-the-go-3 carpeted bedrooms, all with BIRs, serviced by a central family bathroom-Fully fenced rear yard with a sunny aspect provides ample space for kids & pets to enjoy-An abundance of off-street parking includes double carport, DLUG + large driveway space-Seasonal comfort is assured with reverse cycle a/c complementing the wood fire-An exciting prospect for growing families, weekenders, or investors seeking easy beachside living-There is also exciting potential for further capitalisation across a sunny 585sqm (approx.) block-Make morning swims & sunset walks along the sand part of your daily routine-Also well positioned for easy access to the Surfside school & sporting precinct-Public transport is mere metres from your doorstep, with the convenience of the Market Square Shopping Centre 3mins away

The Owner Loves...“Time here is spent soaking up the endless holiday vibes. Whether spending long summer days on the sand, or relaxing fireside in winter, we love the laidback feel that this home promotes.”\*All information offered by Bellarine Property is provided in good faith. It is derived from sources believed to be accurate and current as at the date of publication and as such Bellarine Property simply pass this information on. Use of such material is at your sole risk. Prospective purchasers are advised to make their own inquiries with respect to the information that is passed on. Bellarine Property will not be liable for any loss resulting from any action or decision by you in reliance on the information.