

139 The Avenue, Ocean Grove, Vic 3226

Sold Residential Land

Tuesday, 14 November 2023

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Area: 815 m2

Type: Residential Land



Ben Roberts
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Dan Halsey
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\$1,700,000

The Feel: Sensationally positioned within 600m of both the beach and town centre, this cleared, level and ready-to-go corner allotment presents an inspiring opportunity to stake your claim in an exclusive beachside neighbourhood. Set on a whopping 815sqm (approx.) of prime coastal land amidst a soothing soundtrack of rolling waves, the property offers a glorious site to construct your dream coastal retreat (STCA); or capitalise on the outstanding potential for a multi-dwelling development - plans for two townhouses already have Council approval. Don't miss this rare chance to custom design your future, surrounded by the abundant lifestyle advantages of this prestigious Old Ocean Grove setting.

The Facts: -Rare 815sqm (approx.) parcel of cleared, vacant land presenting endless possibilities for future seaside bliss-Design & build your luxury coastal masterpiece or consider the potential for multiple dwellings - plans for two townhouses already have Council approval-Exclusive & peaceful pocket of Old Ocean Grove, directly opposite Memorial Reserve -Surrounded by an eclectic mix of luxury new builds and characterful weekenders, there's no shortage of local inspiration for your future residence-Dual street frontage with 40.9m (approx.) depth caters to design flexibility-Conveniently positioned for a relaxed coastal lifestyle, you can wander to the thriving dining & retail offerings of the Ocean Grove town centre-Walk to the beach for a morning dip & finish your day with a sunset stroll along the sand-Celebrated location also puts you in perfect proximity to the region's award-winning wineries, restaurant, golf-courses & the beautiful townships & beaches of the Bellarine Peninsula-Reap the rewards of this rare offering surrounded by all the spoils of this thriving region

The Owner Loves...*"When it comes to lifestyle and potential, this large landholding in an elite Old Grove location is second to none. The substantial site lends itself to a myriad of design possibilities where you can leave the car at home, and take a short stroll to the beach and town centre."*

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