

**21 Canis Crescent, Ocean Grove, Vic 3226**

**HAYDEN**

**Sold House**

Thursday, 5 October 2023

21 Canis Crescent, Ocean Grove, Vic 3226

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 872 m2**

**Type: House**



Hugh McKewan  
0417538779



Lynley Bassett

**\$920,000**

Sweeping ocean views extending from the Barwon Heads Bluff to Mt Martha via the Rip are enhanced by the elevation of this large 850sqm block, making this rare site a coveted opportunity for development or renovation (STCA). The existing three bedroom residence demonstrates the potential viewscape from the open plan living and kitchen zones, maximising ocean vistas. Timber lined ceilings and exposed beams frame the beach views that extend via sliding doors to the timber balcony and beyond, taking in shipping traffic and the rolling waves of Ocean Grove beach. An adjoining living space also benefits from the wrap-around deck and further along a central corridor, three generous bedrooms with built in robes provide easy accommodation. A shared wet space includes laundry and toilet with linen storage whilst the nearby bathroom features a built in bath along with a shower. Planted to mature fruit trees and gentle coastal perennials the gently sloping block has securely fenced surrounds and a double gate adding privacy. Parking is available for two cars whilst a single lock up garage offers additional storage options. This coastal cottage awaits as your next renovation project. Close to the beach, schooling options and shops, this tightly held location is a prized site awaiting your dream plans. Inspect today!