

# 22 Bramwell Street, Ocean Grove, Vic 3226



## Sold House

Wednesday, 6 March 2024

22 Bramwell Street, Ocean Grove, Vic 3226

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 613 m2

Type: House



Liam Rock  
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**\$835,000**

Nestled in the heart of a tranquil neighbourhood in central Ocean Grove, early 1970s family home presents an enticing opportunity for first home buyers, families, and savvy investors alike. Boasting a generous corner block of over 600 sqm (approx.) with dual access from Bramwell Street and Sheoak Court, this property offers the potential for subdivision (STCA), adding to its appeal as a lucrative investment. Built in the early 1970s and cherished by the same family for generations, this lovely old home exudes character and unique style. Indoors, three comfortable bedrooms include a master bedroom with original carpet, built-in robes, and a small ensuite. The family bathroom includes a bath, corner shower and single vanity, with separate toilet. The galley-style kitchen, with its original features including benchtop oven and gas cooktop, provides ample space and storage and leads to a cosy meals area with access to the rear yard. The long family room features a small bar area with feature lighting and original carpet. Other original features include concrete-block walls and exposed timber ceiling beams. Outdoors, a covered and secure carport area is ideal for accommodating one car and as a multipurpose area suitable for hosting gatherings with friends and family. The private yard is complemented by a cinder block shed with side access to Sheoak Court. Don't miss this rare opportunity to transform a central Ocean Grove residence into your dream coastal home. Embrace the charm of yesteryear while adding your own modern touches. Enquire today and make this renovator's delight yours. - Three bedrooms, two bathrooms, single living space - Undercover carport for one car - Original features throughout - Large block of over 609 sqm (approx.) - Dual access on Bramwell St and Sheoak Ct - Potential for subdivision, renovation or rebuild (STCA)