

# 47 Shorebreak Way, Ocean Grove, Vic 3226

## Sold Residential Land

Thursday, 12 October 2023

47 Shorebreak Way, Ocean Grove, Vic 3226

Area: 489 m2

Type: Residential Land



Toby Lee  
0448008900



Dan Halsey  
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**\$490,000**

The Feel: Take advantage of the approved plans and start building immediately on this perfectly positioned block in the highly popular Kingston Coast. This generous parcel of vacant land presents a wonderful opportunity to immerse yourself in the relaxed seaside way of life. North-south orientation allows you to maximise sunlight throughout the seasons and provides opportunities for solar passive design. Titled and ready to go, your coastal retreat is within reach. Don't delay!

The Facts: -Vacant 489sqm (approx) with plans for 4 bedroom home! -Titled land means you can start building your dream home asap (STCA) -Level site/flat site -North-south orientation provides opportunities for solar-passive design -Family-friendly location with easy access to schools, public transport, sporting facilities & shopping -Nearby to new parklands & walking tracks, with Ocean Grove surf beach just 5km away -Proximity to Bellarine Hwy for an easy commute to Geelong CBD -Outstanding lifestyle or investment opportunity in a vibrant seaside community

The Owner Loves... "Ocean Grove is such a vibrant place to live, where you feel like you're on holiday all year round. Having the beach, schools, shops, and restaurants within such easy reach enhances the laid-back, easy living." \*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.