

# 6 The Avenue, Ocean Grove, Vic 3226

## Sold Residential Land

Friday, 25 August 2023

6 The Avenue, Ocean Grove, Vic 3226

Area: 550 m2

Type: Residential Land



Ben Roberts  
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Dan Halsey  
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**\$2,900,000**

The Feel: Occupying a privileged position capturing magnificent panoramas of the coast, river, and rolling landscape beyond, these two premium parcels of vacant land present sublime dream home opportunities – and an enviable coastal lifestyle to match. The elevated allotments, measuring 585sqm and 550sqm (approx.), each come with approved plans for an expertly designed home that maximises the sites' picturesque outlook and generous footprint. Advantageous beyond measure, this is a rare chance to capitalise on a blue-chip address with proximity to all the Bellarine's key lifestyle assets.

The Facts: -Premium vacant land opportunity set at the exclusive western end of The Avenue-Elevated setting capturing spectacular views of the ocean, river, Bluff & beyond-Measuring 585sqm & 550sqm (approx.) respectively, both sites feature a generous 45m depth-Much of the hard work has already been done, with approved plans for luxe family abodes that maximise the picturesque outlook-Plans have been expertly conceived by Holman Designs, renown for innovative, lifestyle-oriented residences-Equally the sites present as an outstanding blank canvas to design & build your own coastal masterpiece (STCA)-Located for lifestyle, only 600m separates you from the beautiful Barwon River, boat ramp & golf course-Walk to boutique shops, cafes & amenities in Ocean Grove's vibrant town centre, with Ocean Grove's iconic Main Beach just beyond-Here is your moment to secure your own piece of paradise, complete with the option of a luxe family home-Every element is in place to fulfill a dream future lifestyle

The Owner Loves...“These rare vacant allotments offer an extraordinary opportunity to enhance the way you live. Just a short walk to the river, beach, and town centre, enveloped by tranquil surrounds, and boasting views to last a lifetime, beachside blank canvases don't come much better than this.”

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