

100 The Avenue, Ocean Grove, Vic 3226



House For Sale

Sunday, 23 June 2024

100 The Avenue, Ocean Grove, Vic 3226

Bedrooms: 3

Bathrooms: 1

Area: 811 m2

Type: House



Ashlyn Schweiger

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\$1,350,000 - \$1,450,000

Combining a premier inner-village location with a sizeable 811sqm (approx.) north-facing allotment, this original weatherboard beach house represents an unrivalled development prospect backed by prized RGZ3 zoning. The focus is firmly on the future here as the property's impressive dimensions – including 20.1m (approx.) street frontage – provide the ideal foundations to construct a dream family residence, luxury townhouses, or multi-level development (up to three stories). There's also the opportunity to occupy or lease out the currently tenanted residence while working on your plans and permits for the future. Immediately comfortable with electric heating and air conditioning, the three-bedroom home includes a north-facing living room on entry, a functional kitchen and meals area, and combined bathroom/laundry. Furthered by sweeping views over the Ocean Grove coastline from potential second and third levels, the current home's feature list continues with a single garage and extended driveway offering plenty of space for parking and storage, and established gardens adding to the tranquil environs. This premier inner-village location is a mere 700m stroll to the beach for your daily dip, and a level 350m walk to The Terrace with its vibrant café scene, boutique shopping, and everyday amenities. Whether you enjoy this charming original residence as-is, enhance with a modern renovation/extension, curate your dream home, or capitalise on the outstanding development potential, this property presents an unrivalled opportunity in an unbeatable location.