

**23 Epworth Street, Ocean Grove, Vic 3226**



**House For Sale**

Wednesday, 19 June 2024

23 Epworth Street, Ocean Grove, Vic 3226

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 771 m2**

**Type: House**



Brock Grainger  
0427855157



Ashlyn Schweiger  
0460317718

## **\$1,000,000 - \$1,100,000**

An elite inner village position, abundance of retro charm, and exciting future prospects define this original beach house, situated within easy walking distance of the local primary school, and the boutique shopping and dining of the Ocean Grove town center. Embracing all the nostalgia of a classic Bellarine Peninsula escape, this three-bedroom residence beckons first homebuyers and holidaymakers seeking a laidback beachside base, while the home's 771sqm (approx.) north-to-rear parcel also provides tantalising scope for redevelopment. Across a quirky tri-level layout brimming with vintage character, the house features an upper-level living room, spilling out through sliding doors to a choice of exterior decks that gaze out across a canopy of established Eucalypts. When the weather turns, a wood fire enhances the cosy ambience, while a pitched ceiling and exposed beams continue the classic detailing. An adjoining kitchen and dining area is a veritable time capsule with its rattan-fronted cabinetry and retro colour scheme, features which continue across the split family bathroom. On the ground floor, a converted rumpus room offers an additional living space or overflow accommodation that's ideal for when extended family and friends come to visit. Alive with warmth and personality, this charming residence offers endless scope to enjoy as is, renovate, or completely reimagine the site with a brand-new luxury coastal home or townhouse development (STCA). The perfect Ocean Grove lifestyle is yours to discover, with a 650m walk to The Terrace for your morning coffee, a relaxed stroll around the nearby Blue Waters Lake, or summer days spent enjoying the patrolled surf beach that's just 1km from your door.