

40 Dare Street, Ocean Grove, Vic 3226

House For Sale

Sunday, 23 June 2024

40 Dare Street, Ocean Grove, Vic 3226

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 858 m2

Type: House



Toby Lee

0448008900



Tom Harrison

0421508877

\$1,850,000-\$1,950,000

The Feel: Savour the tranquillity and sun-soaked days on the beach from this perfectly positioned 3-bedroom family classic, on a sprawling 858sqm (approx.) block within footsteps of the shoreline, river, and village centre. Teeming with natural light and timeless beach house style, opportunity abounds for lifestyle lovers to enjoy the family-sized proportions as they are, while an astute eye will recognise the potential to transform this beachside beauty into a contemporary oasis or multi-dwelling development (STCA). An exceedingly rare offering beckoning weekenders and permanent residents alike, this is an irresistible blue-chip opportunity to seize the perfect Bellarine Peninsula lifestyle.

The Facts:-A rare chance to embrace a laidback beachside lifestyle from one of Ocean Grove's best streets-Situated just a 450m stroll to the beach in one direction, and the village centre in the other-An existing well-maintained home is ready for immediate enjoyment while also offering scope for contemporary enhancements

- North-facing 858sqm (approx.) site also abounds with opportunity to transform into a luxury new residence (STCA)
- Beneath a high, pitched ceiling, the open plan living hub enjoys wonderful natural light
- A wraparound kitchen has a touch of retro charm, complemented by sleek s/s benchtops & appliances
- There's seamless access to a generous covered alfresco patio, perfect for soaking up the seaside ambience
- A separate lounge offers ideal parental sanctuary or children's retreat
- Thoughtfully zoned accommodation includes main bedroom with twin WIRs & ensuite
- Tucked within their own wing, 2 further bedrooms (BIRs) are serviced by a family bathroom & separate WC
- A wood burning fire provides winter warmth, complemented by reverse cycle a/c
- Gated side access complements a DLUG, offering secure storage for the boat or caravan
- A 12-panel solar system helps to keep energy costs to a minimum
- Expansive rear yard offers plenty of lawn area, plus garden sheds & open storage

Placing the very best of Ocean Grove on your doorstep, this truly is one of the Bellarine's best-placed opportunities The Owner Loves...“Ocean Grove locations really don't come much better than this. We can amble to the beach within minutes, enjoy a café lifestyle on our doorstep, and wander the nearby walking tracks through to Barwon Heads. There's barely a need to take the car out of the garage!”

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