

Lot 1 & 2, 42 The Terrace, Ocean Grove, Vic 3226



Residential Land For Sale

Friday, 17 November 2023

Lot 1 & 2, 42 The Terrace, Ocean Grove, Vic 3226

Area: 517 m2

Type: Residential Land



Wayne Wrigley
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Liam Rock
0352582833

\$1,800,000 each

Situated in the heart of Ocean Grove just moments from the beach and town centre, these generously sized allotments offer enormous potential for astute buyers. Measuring 517 sqm each, with stunning Ocean views, the possibilities of this exceptional land parcel are limited only by your imagination. On 2 titles in a Blue-chip Residential Growth Zone 3 location, opportunities to purchase 1034 sqm of vacant land don't come by often. Each site is 12m wide x 43m deep within zoning that allows builds to a height of 10.5m (STCA). This parcel of land is being offered as either 1 site of 1034 sqm or 2 at 517sqm respectively. 600m to the main beach, 200m to shops, cafes & restaurants. 600m to the Barwon River & walking distance to the Primary School, Bowling & Golf Clubs. The allotment comes with City of Greater Geelong Town Planning approval for 2 high-end 3 story homes designed to maximise the views of both the Ocean, Barwon River & Bluff. An address like this presents an enviable blank canvas for a special build, RGZ3 zoning provides the generous scope and liberal parameters for an elite design, larger footprint and the opportunity to go 3 storey 10.5 mt (STCA). An extraordinary opportunity to live your dream beachside lifestyle. - Premium vacant land with Ocean views within one of Ocean Grove's prestigious location. - Residential Growth Zone offers options for housing diversity and density. - The opportunity to build up to 10.5 metres (STCA). - Site coverage of 70% (STCA). - Extremely rare 1034m2 site with sweeping Ocean Views within walking distance to all amenities. - Land bank or develop now, this premium position represents an exceptional investment opportunity. - The allotments, both measuring 517sqm, also come with Town Planning approved Plans for 2 high-end 3 storey homes that maximise the sites' ocean outlook. - Here is your moment to secure your own piece of paradise, complete with the option of a luxe family home or dual build. - Premium blue-chip locations are hard to find, don't let this one pass. Spectacular ocean and bluff views and proximity to beach and services provide an unrivalled opportunity for a dream build.