

# Lot 887A Ontario Street (Oakdene), Ocean Grove, Vic 3226



## House For Sale

Friday, 14 June 2024

Lot 887A Ontario Street (Oakdene), Ocean Grove, Vic 3226

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 490 m2

Type: House



James Hill

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## **\$786,041 - 100% fixed price guaranteed!**

Oakdene Estate is an established community in the heart of Ocean Grove. Oakdene Estate is located in Ocean Grove on the southern side of the Bellarine Peninsula. Situated just 3km from Ocean Grove beach, 95km from Melbourne and 20km from Geelong, Oakdene Estate is easily accessible with bus route at your door step and South Geelong Train Station just 20 minutes away by car. Oakdene Estate is surrounded by the best that the Bellarine Peninsula has to offer. Perfect for families, the kids will enjoy hours of fun on the estate playgrounds. A football and cricket ground is also coming soon to Oakdene Estate. A future Grubb Road Activity Centre is proposed in the immediate vicinity of Oakdene Estate and will further enhance the amenity for all residents. Ocean Grove is also an expanding coastal town with two primary shopping precincts: The Terrace precinct is home to Coles Supermarket, Country Target, various banks, specialty stores and medical facilities, whilst Ocean Grove Marketplace offers Woolworths, BWS and a variety of food stores, both precincts are perfect to cater to all of your shopping needs. There are a number of highly regarded schools in close proximity to Oakdene Estate including: • Ocean Grove Primary School • Surfside Primary School • Bellarine Secondary College Deakin University, Geelong is also just a short drive away. 7 Star energy rating + NCC requirements Solar PV system 12-month maintenance period Fixed Price Site Costs, Developer & Council Requirements Double Glazed Windows 2550mm High Ceilings Throughout Downlights Throughout SMEG Kitchen Appliances & Dishwasher Quality Floor Coverings throughout Concrete to Driveway and Porch (up to 35sqm) and all other Orbit Homes Premium 2024 Inclusions & MUCH MORE! \*Why Orbit Homes? • Over 40 years strong reputation • Hands on owners who truly care • Premium supply partners • Building integrity • No Hidden Extras • Quality over quantity • We build every home as we would build it for our family For more information about this home and land package click 'email agent' link above. \*Orbit Homes Australia Pty Ltd • CDB-U 50505 • Orbit Homes Queensland Pty Ltd QBSA LIC 716019 • Facade illustrations are used as a guide only, excludes feature stone and tiles. Internal photographs are for visual purposes only. Upgraded fixtures, fittings and design items may be shown, these can be selected at additional costs, please refer to a sales consultant for further information. Price excludes timber floors, dishwasher, landscaping, decks, pergolas and BBQs. Customer connection fees to power and telephone not included. Prices subject to change without notice. Progress payments on construction. Refer to display extras list for optional extras. Not to be used with any other offer. Excludes stamp duty and costs. Excludes excavation and removal of any rock, deep sewer connections and re-pegging to block, if required. House and land package total price may include developer incentives & rebates and any builder referral fees at the time of issue. Developer incentives & rebates and any builder referral fees may be withdrawn at any time to the discretion of the land developer.