

40 The Avenue, Ocean Grove, Vic 3226



House For Sale

Tuesday, 7 January 2025

40 The Avenue, Ocean Grove, Vic 3226

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 821 m2

Type: House



Ben Roberts

0488414456

Expressions of Interest Quoting \$2,000,000

\$2,000,000 Rarely does a property of this calibre come to market. Set atop one of Old Ocean Grove's most prized ridges, this expansive 822 sqm (approx.) allotment offers a once-in-a-lifetime opportunity to create something remarkable. Whether you're an investor, developer, or dream-home builder, this is the canvas you've been waiting for. The potential views are nothing short of breathtaking. From an elevated second-storey vantage point, gaze out over the Barwon River, across to Barwon Heads, and over the golden stretches of Ocean Grove's pristine beaches. These sweeping, uninterrupted views are yours to keep, thanks to the natural slope of the land and the significant drop-off of properties behind - virtually guaranteeing your outlook remains forever unspoiled. Location doesn't get any better than this. A short stroll lands you in the heart of the bustling shopping precinct of the Terrace, where boutique shopping, gourmet dining, and everyday conveniences await. And when the beach calls, you're just minutes from the soft sands and rolling waves that make Ocean Grove's world-class beaches so beloved. Currently, the property features a three-bedroom, two-bathroom beach shack with a double lock-up garage - offering immediate utility or rental potential while you plan your masterpiece. The gently sloping block is ideal for a luxury multi-dwelling development (STCA) or a show-stopping coastal retreat. Opportunities like this in tightly held Old Ocean Grove rarely come around. Claim your piece of paradise, build the dream, and create a legacy in this unparalleled location. Inspect today and imagine the possibilities.

Unparalleled opportunity in the heart of Old Grove - Gently sloping block of 822 sqm (approx.) - Potential sweeping views over Ocean Grove, Barwon Heads - Minimal risk of ever having views built out - Short stroll to the Terrace shops and amenities - Close to world-class Ocean Grove beaches, Barwon Heads. Expression of Interest closes Friday 31st January 2025 at 4pm (unless sold prior)