



29 Aldebaran Road OCEAN GROVE, VIC



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## Great Potential in Prime Position

Positioned very close to the large Collendina shopping centre and within easy walking distance of the school, the swimming and sports centre, and numerous playing fields, this 3 bedroom timber and fibro home gives you a great opportunity to secure a prime position in the Ocean Grove community. The home itself is ripe for renovation or extension, or a fresh start with a new contemporary family home is another attractive option. Currently the home comprises an open lounge and living area that's combined with the galley-style kitchen. A split system and gas log fire provide year-round comfort for this main living zone. The kitchen has plenty of storage space with timber covered cupboards and drawers. Cooking is made easy with a contemporary gas oven. Beside the front entrance deck, a small room can work as a third bedroom or study, while the other two bedrooms, are adjacent to a bathroom with shower and vanity. Beyond the kitchen is a large lounge or family room. Step outside to an eastern facing covered deck with a back garden that's home to a vegetable garden and large garage/shed. There's also a covered pergola that has the potential for outdoor entertainment. Ocean Grove has many appealing amenities including the spectacular surf beaches, the Barwon River with its multiple water sport opportunities, and the towns' buzzing

**Price:** \$410,000 - \$450,000  
**Property Type:** House  
**Land:** 585 m2

# HAYDEN

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Approx Area 127..2m<sup>2</sup>

Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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