



3 Crane Court OCEAN GROVE, VIC



## Capitalise On Central Old Grove Location!

Presenting a quiet presence from the street, proudly protected by mature gums and the native flora for which old Ocean Grove is famous for, this sturdy three bedroom home will gift potential buyers a wonderful family orientated lifestyle in an idyllic, central location.

Upon entry, the abundance of light is immediately appreciated, filtered through north-facing windows with calming views across the front gardens. Light oak veneer floorboards further complement this natural ambience and offer a low maintenance option throughout the main living zone.

A modernistic kitchen and meals area provides ample storage and space for couples or a family, free-flowing through an archway into a spaciouly set and pleasingly orientated living room.

The large, flat allotment has huge potential for further development, whether for renovation or extension of the existing, or sub-division and multiple dwelling construction (STCA). With a fantastic tenant already in place, investors have the opportunity to add to their

**Price:** \$540,000 - \$580,000

**Property Type:** House

**Land:** 631 m2

# HAYDEN

**Lynley Bassett**

0448515925

lynley@haydenoceanogrove.com.au



Approx Area 132m<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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