



83 Shell Road OCEAN GROVE, VIC



4



1



2

## Make It Happen In The Grove!

Ideally suited to first home buyers or investors, this home ticks many boxes. A wonderful opportunity to get a foothold into the 'Grove' market, and refresh this property with a contemporary touch. On offer is a 4-bedroom, plus study solid brick residence, situated on a generous sized block (approx 664m<sup>2</sup>), with beautiful established gum trees. The front of the property is privately screened with high timber fencing and you are welcomed by a landscaped native garden. Stepping into a light filled open plan domain with kitchen, dining and lounge, that enjoys a garden outlook with double bay windows. All bedrooms are fitted with carpet for comfort and warmth, and three are separately zoned off a skylight hallway. The front bedroom, with its own private study, is located off the main domain. The central hallway also accommodates the modern bathroom, spacious laundry (ext. access) and built-in storage. The kitchen is ready to go with stainless steel appliances, stylish chocolate timber-style cabinetry, accented with neutral toned bench tops - all in superb condition and built with generous cupboard space and large pantry. Boost your investment yield with a floorplan reconfiguration to value-add an ensuite, even the building's imprint could be considered for an extension (STCA). Enormous potential awaits! The north facing yard is expe

**Price:** \$520,000 - \$540,000  
**Property Type:** House  
**Land:** 664 m<sup>2</sup>

HAYDEN

Hayden Real Estate -

**Ocean Grove**  
 samh@hayden.com.au



Whitebwm.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.

**83 Shell Road, Ocean Grove**



**83 Shell Road**

**OCEAN GROVE, VIC**