



4/25 Wallington Road OCEAN GROVE, VIC



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## Walk to the Beach!

This is a fantastic chance to break into the strong and lucrative Ocean Grove coastal market on the Bellarine Peninsula. In a property climate of continuing low stock levels and high demand, the affordability of this property will undoubtedly spark wide appeal from this opportunity. On offer is a low maintenance renovated two-bedroom unit with open plan living. Shielded for optimal privacy the unit sits behind a high white picket fence at the rear of this well-maintained block of only four units. The living room French doors open up to the alfresco courtyard that offers an eastern aspect that captures the northern sun. The ground cover of the courtyard is neat brick paving and the no-fuss succulent garden bed adds a touch of green to the space. The kitchen has plenty of surface and storage space and the s/s Blanco oven + hob will please tastemakers. The bedrooms are generously proportioned and fitted with built-in robes. The bathroom is a clever use of space with the laundry tucked away European style into a cupboard. The unit is set on a fresh neutral palette accented with timber flooring. The location has a brilliant walk score with a 3-minute walk to the on-trend Garage cafe, 8-minutes to the town centre, and best of all only 10-minutes to the beach! This property is currently tenanted making it ideal as an investment and one

**Price:** \$335,000-\$355,000

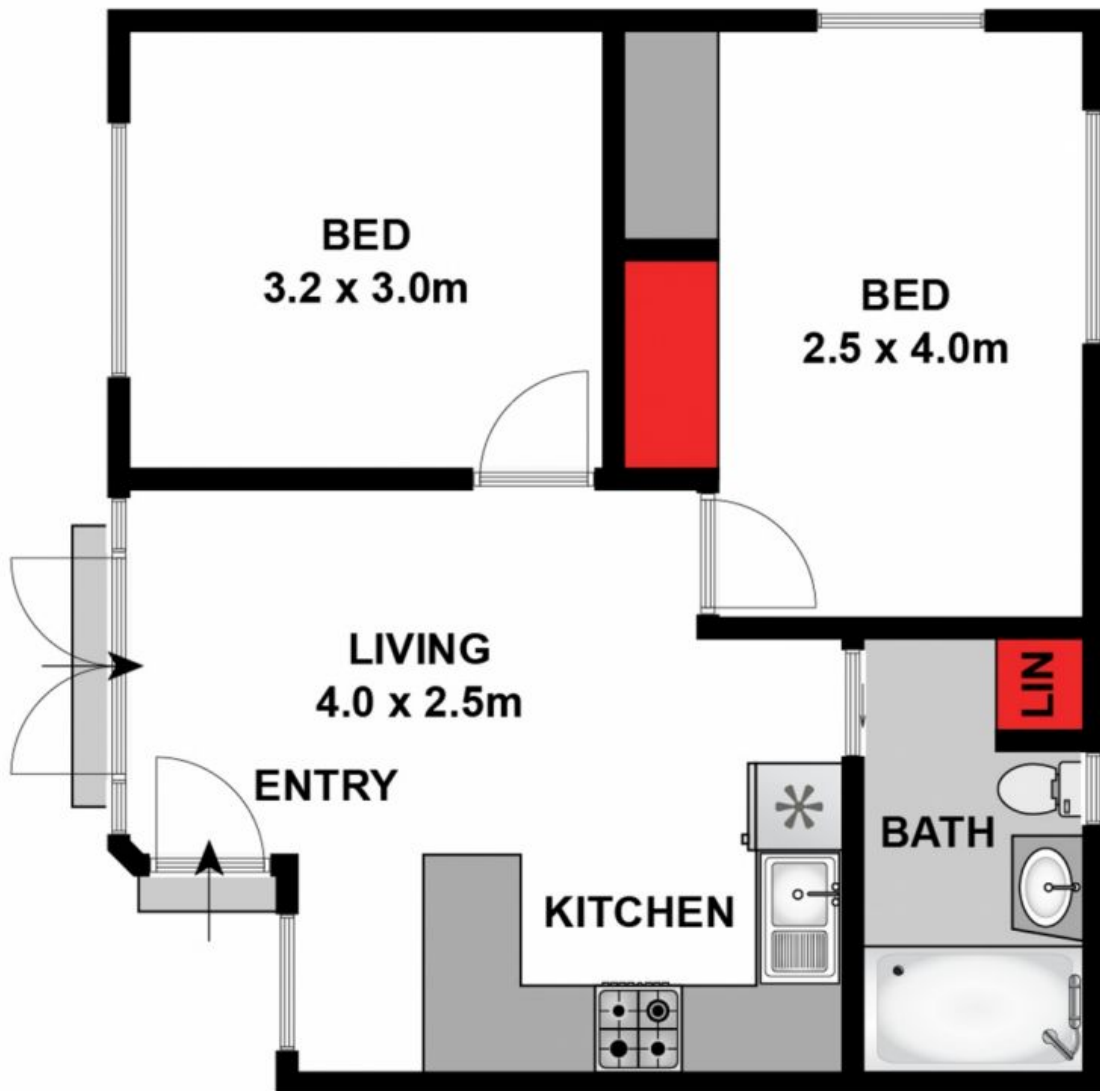
**Property Type:** Unit

# HAYDEN

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Approx. Area 46m<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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