



5 Wallington Road OCEAN GROVE, VIC



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## A Dream Location Packed With Potential

When you think about living or holidaying on the coast, the ultimate luxury is being able to walk to the surf beach, favourite coffee spots, shops and leave the car at home. Such properties are rare, but this 2 bedroom beach shack ticks all those boxes, plus the added bonus of just being metres from the Barwon River and its wonderful bird life and estuary. With 2 good sized bedrooms, an open plan design and a delightful rear alfresco deck, this property is perfect for the weekender or holiday shack but the real potential is in re-development with the amazing location and the possibility of river views with a second storey dwelling (STCA) You can almost smell the coffee beans roasting at the nearby popular ?Garage? cafe, whilst a short stroll will take you to the bowling club for dining out options. The river provides wonderful fishing and access is easy with the floating ramp and those feeling a little more energetic can tee off at the nearby Ocean Grove Golf Club. And, all these activities can be undertaken with the car still in the carport. A split system ensures comfort throughout the year, whilst the compact kitchen has a St George electric oven and cooktop. A corner allotment allows for plenty of scope to build your dream house to match the dream location or enjoy the beach shack as it is and embrace the wonderful coastal life.

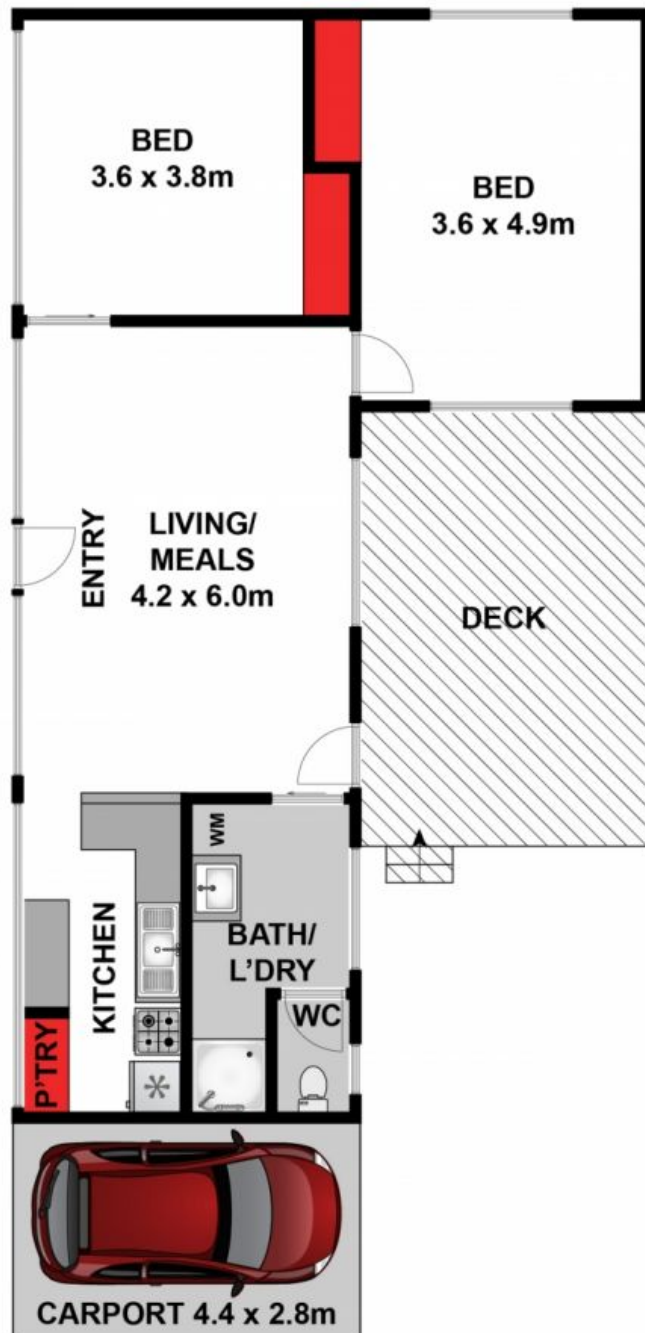
**Price:** \$600,000 - \$650,000  
**Property Type:** House  
**Land:** 441 m2

# HAYDEN

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Approx House Area 81m<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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