



11 Presidents Avenue OCEAN GROVE, VIC



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Position Plus Potential

Packed with potential, this neat three bedroom brick home is set well back from the street frontage. Within walking distance to the highly regarded Ocean Grove Primary School and within easy reach of shops, surf beach and the Barwon River, this property holds great appeal in a tightly held locale. It presents a fantastic opportunity to reside and enjoy the popular coastal lifestyle or a perfect investment with the property currently tenanted. There's extensive potential here to add modern touches or reap the benefits from a clever renovation (STCA) for personal enjoyment or a rewarding re-sale in a highly desirable location. A tiled entryway leads into the main living area with ceiling fan, split system and gas heating providing comfortable living throughout the seasons. Featuring two separate living areas, there is certainly scope to work from home or enjoy having that sought after second space for the kids. The kitchen overlooks the rear garden and offers a breakfast bar, electric Westinghouse oven and dishwasher and flows into an adjoining meals area. From here sliding doors open on to a covered outdoor entertaining area, the perfect spot for the weekend BBQ. The 3 bedrooms are reached via a short series of steps, the master with ceiling fan and BIR's. The bathroom boasts separate WC plus a separate shower and a well placed linen closet.

Price: \$770,000 - \$820,000

Property Type: House

Land: 587 m2

HAYDEN

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Whilst 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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