



38 Dare Street OCEAN GROVE, VIC



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## Huge Opportunity on a Huge Block!

In an excellent location on Ocean Grove's sought-after Dare Street, this property represents an outstanding opportunity in a standout location. Within walking distance of the town's famous beachfront, the Barwon River and lively shopping and dining precinct, it is hard to find a more central location. The existing four bedroom home sits on a large flat block (858m<sup>2</sup>) offering huge potential as a project or for further development (STCA).

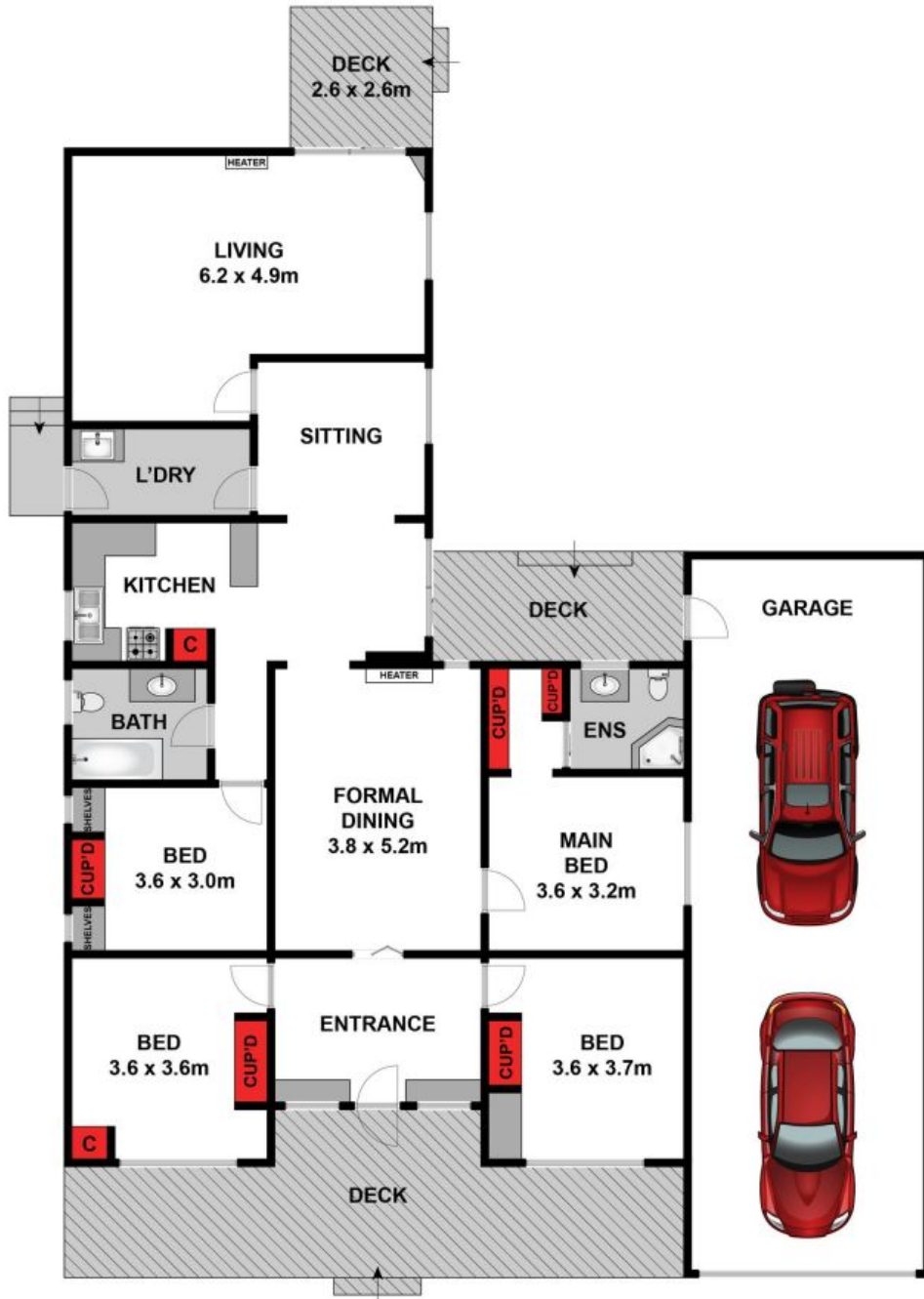
Further in, a formal living space - with gas heating and a ceiling fan - provides access to a master bedroom with WIR and its own en suite. The central kitchen/dining area enjoys natural light to both sides. The original kitchen features gas cooking and plenty of storage, whilst a sliding glass door from the dining room opens out onto a covered rear veranda. To the rear of the home, the fourth bedroom sits adjacent to a family bathroom and separate laundry, whilst a sizable second living space or rumpus room has its own direct access

**Price:** \$1,500,000 - \$1,600,000  
**Property Type:** House  
**Land:** 858 m<sup>2</sup>

# HAYDEN

Hayden Real Estate -

**Ocean Grove**  
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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.

**38 Dare Street, Ocean Grove**

**HAYDEN**

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