



379 Grubb Road WALLINGTON, VIC



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## Incredible lifestyle opportunity on the Bellarine

With timber flooring, high ceilings and light filled rooms, this home is not without its charm, however the real gem here is the unmatched potential to be found on the 4000sqm (approx.) block in the heart of the Bellarine Peninsula. Nestled next to Ket Bakery and other similar sized rural residential blocks, this large allotment has a leafy outlook with established gardens and lawn areas. Whilst everything is in need of a tidy up, if you look past this you will see some amazing potential, both in the home and the block.

The home is a compact two bedroom with a large light-filled front living room adjacent to a sizable kitchen with walk-in pantry and dining area. A single family bathroom with separate toilet services the two bedrooms at the rear. A third sleep-out style room accessed via the rear paved courtyard provides additional accommodation. A likely rebuild opportunity, there could still be scope to improve rather than start again as there are some lovely f

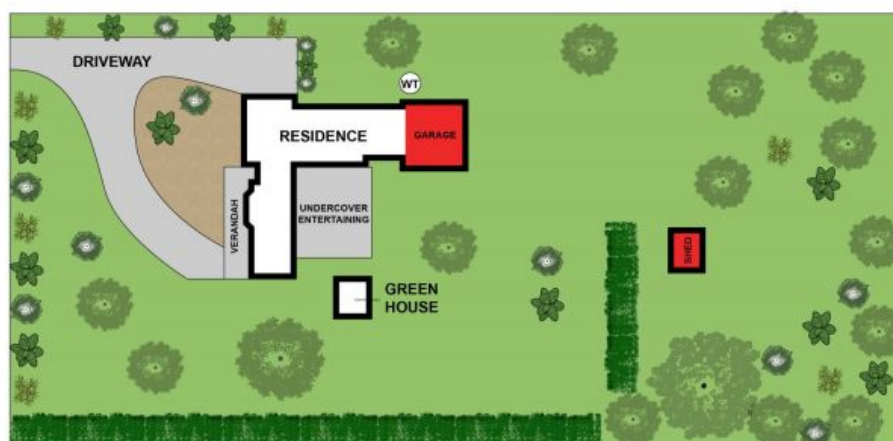
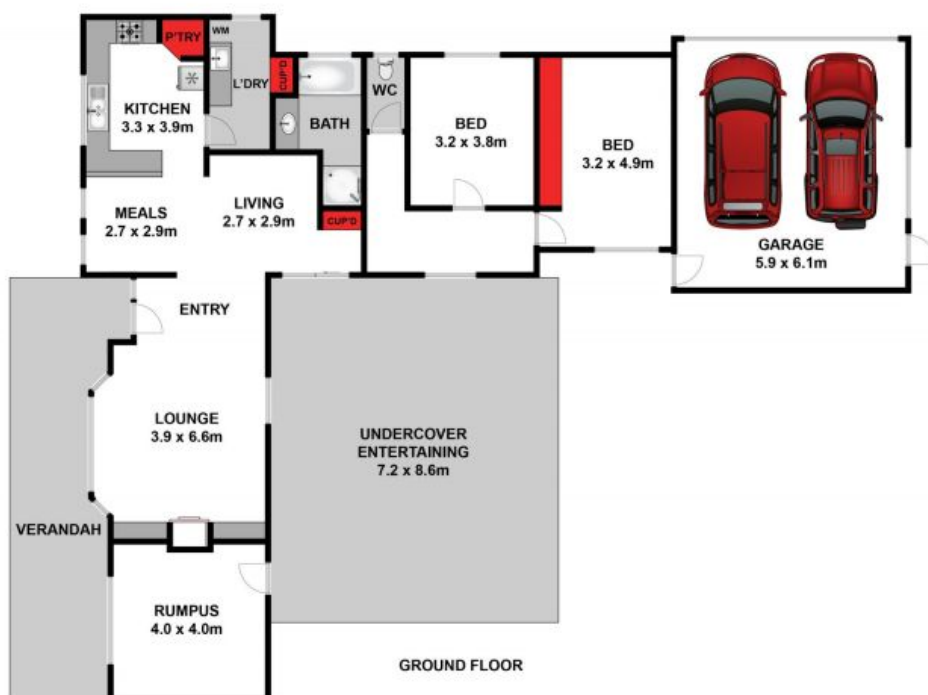
**Price:** 1,200,000-1,300,000  
**Property Type:** House  
**Land:** 4120 m2

# HAYDEN

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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.

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