



59 Lake Avenue OCEAN GROVE, VIC



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## PRICE REDUCED - VENDOR KEEN TO HEAR YOUR OFFER

Looking for a once in a lifetime opportunity? Look no further! This special location is one of a kind and has not been on the market since 1975. With 603m<sup>2</sup> of prime, north facing land that flows right onto the beloved and one of Ocean Grove's best kept secrets, the Blue Waters lake, this is a rare chance to own a piece of paradise. Not to be judged by its cover the 1970's brick home may look unassuming from the outside, but it is seemingly solid and can be restored to its former glory.

Designed around the views of the Blue Waters lake, the house has an anchoring and on-trend brick wall running from the upper level to the lower, exposed beams, and hardwood flooring. The floor plan is easily adaptable to modern day living. If renovating is not your thing, don't worry! You can design and build your dream home capturing north-facing views of the lake or down towards the Barwon River and Bluff, from a second story. With the potential to subdivide (STCA), the possibilities for this property are endless. Location-wise, the

**Price:** \$1,200,000  
**Property Type:** House  
**Land:** 603 m<sup>2</sup>

# 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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**HAYDEN**

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