



12th September - 18th September 2020



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Licensed Estate Agent  
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**Zoe Le Page**  
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Assistant to  
Property Managers



**Rachel Daines**  
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**Michelle Sambucco**  
Sales Coordinator



**Lisa Buckley**  
Marketing  
Coordinator



**Sara Arkoshy**  
Financial Controller  
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**Fiona Fahey**  
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Assistant/Office  
Administration



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Marketing  
Assistant/Office  
Administration

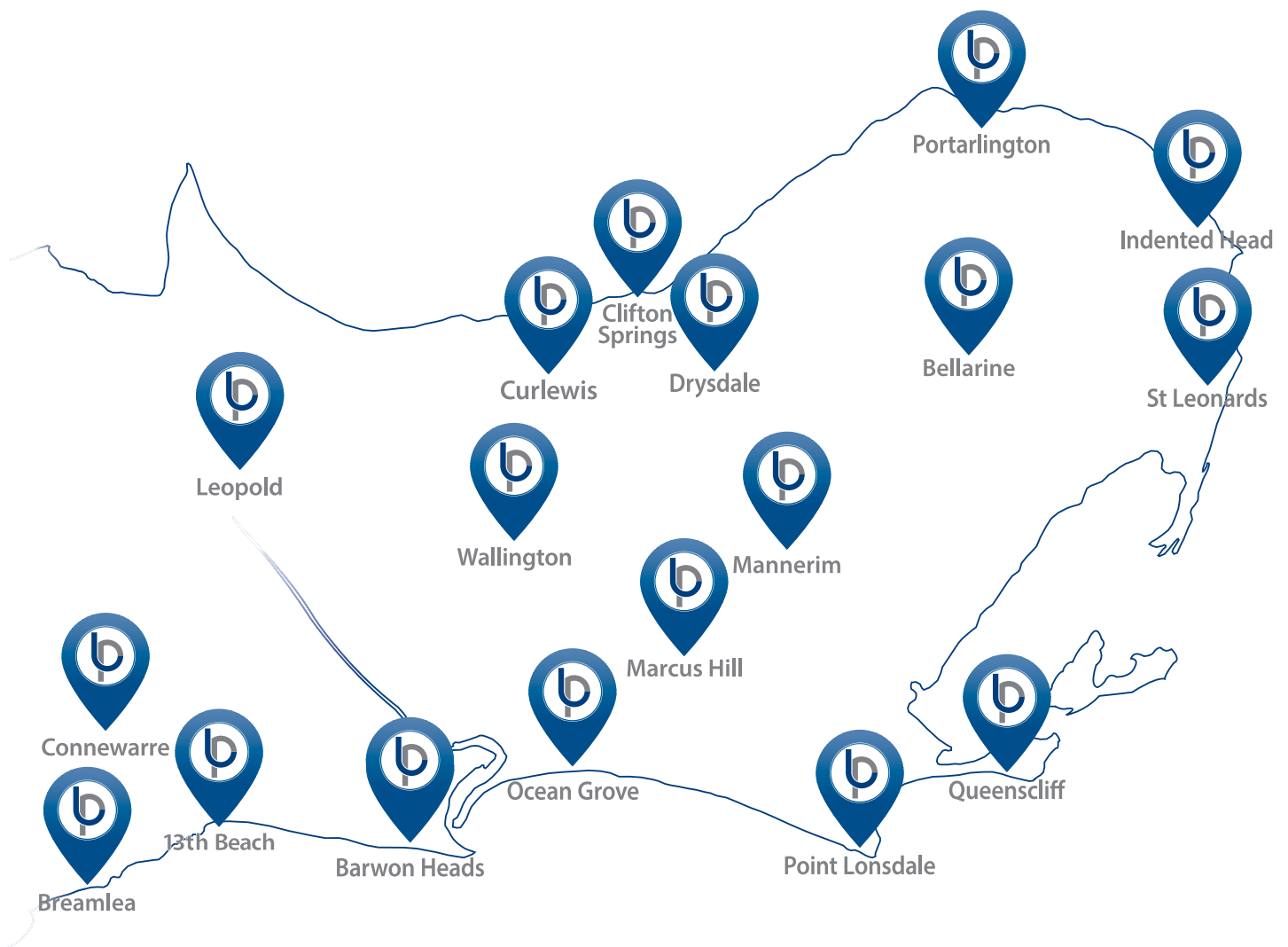


**Wendy Horach**  
Weekend  
Receptionist



**Kerry Street**  
Weekend  
Receptionist

# We service the entire Bellarine Peninsula.



Find out more from our website.

[bellarineproperty.com.au](http://bellarineproperty.com.au)

# August Statistics

## Barwon Heads

Median Sale Price  
**\$970,000**

Highest Sale Price  
**\$1,335,000**

Lowest Sale Price  
**\$680,000**

Average days on market  
**56**

Total properties sold  
**12**

## Clifton Springs

Median Sale Price  
**\$500,000**

Highest Sale Price  
**\$705,000**

Lowest Sale Price  
**\$295,000**

Average days on market  
**66**

Total properties sold  
**8**

## Connewarre

Median Sale Price  
**\$1,185,000**

Highest Sale Price  
**\$1,230,000**

Lowest Sale Price  
**\$545,000**

Average days on market  
**N/A**

Total properties sold  
**5**

## Drysdale

Median Sale Price  
**\$520,000**

Highest Sale Price  
**\$735,000**

Lowest Sale Price  
**\$490,000**

Average days on market  
**65**

Total properties sold  
**7**

## Indented Head

Median Sale Price  
**\$420,000**

Highest Sale Price  
**\$443,000**

Lowest Sale Price  
**\$443,000**

Average days on market  
**N/A**

Total properties sold  
**2**

## Leopold

Median Sale Price  
**\$525,000**

Highest Sale Price  
**\$715,000**

Lowest Sale Price  
**\$460,000**

Average days on market  
**70**

Total properties sold  
**22**

## Ocean Grove

Median Sale Price  
**\$707,000**

Highest Sale Price  
**\$2,200,000**

Lowest Sale Price  
**\$260,000**

Average days on market  
**70**

Total properties sold  
**41**

## Point Lonsdale

Median Sale Price  
**\$833,000**

Highest Sale Price  
**\$3,025,000**

Lowest Sale Price  
**\$489,000**

Average days on market  
**61**

Total properties sold  
**8**

## Curlewis

Median Sale Price  
**\$585,000**

Highest Sale Price  
**\$580,000**

Lowest Sale Price  
**\$452,000**

Average days on market  
**N/A**

Total properties sold  
**5**

## Portarlington

Median Sale Price  
**\$560,000**

Highest Sale Price  
**\$785,000**

Lowest Sale Price  
**\$306,000**

Average days on market  
**N/A**

Total properties sold  
**6**

## Queenscliff

Median Sale Price  
**\$905,000**

Highest Sale Price  
**N/A**

Lowest Sale Price  
**N/A**

Average days on market  
**81**

Total properties sold  
**3**

## Wallington

Median Sale Price  
**\$420,000**

Highest Sale Price  
**N/A**

Lowest Sale Price  
**N/A**

Average days on market  
**N/A**

Total properties sold  
**0**

## St Leonards

Median Sale Price  
**\$570,000**

Highest Sale Price  
**\$740,000**

Lowest Sale Price  
**\$230,000**

Average days on market  
**134**

Total properties sold  
**13**

# Alkira

100 The Parade | Ocean Grove



2 bed | 2 bath | 1 car

## 70% SOLD

- Construction commenced - completion September 2020 -
- Stamp duty savings may apply -
- Contact Ben Roberts 0488 414 456 -



## 3 The Avenue, Ocean Grove

Set high on the hill, this locally significant home comes to market following a metamorphosis that reinstates its position as Ocean Grove's most iconic home.

Gloriously renovated with modern appeal, this stately classic residence is flooded with natural light & has a generous feeling of space. Two scenic levels capture unobstructed, breathtaking views from Ocean Grove to Torquay, with vantage points at every turn.

Restful & homely, there are 5 generous bedrooms, multiple living rooms & bathrooms, a study & incredible kitchen & meals area, complemented by outdoor spaces for entertaining & relaxation.

The grand timber staircase transports you to an expansive master retreat with private balcony, where amazing panoramic views of Bass Strait, Barwon River & The Bluff unfold.

Few opportunities arise to purchase a property of this calibre. 'Broome Cottage' c1890 is now an owner occupiers or investors dream; a substantial coastal family residence or investment property with unlimited potential.

### Expressions of Interest

Closing Wed 30th Sept at 4pm

5 Beds 4 Baths 4 Living 1 Study 2 Cars

Land Size  
1066sqm approx.

Price  
Contact Agent

Contact  
Ben Roberts  
Peta Walter  
Office

0488 414 456  
0439 354 362  
5254 3100



## 163 Point Lonsdale Road, Point Lonsdale

Priceless Point Lonsdale Position!

Architecturally designed, 4BR luxurious seaside property.  
 Priceless Point Lonsdale positioning opposite the front beach.  
 Stunning, clear views across the infamous Rip to Point Nepean.  
 Sensational entertainer, with 6 separate living spaces.  
 Lower deck surrounding concrete in-ground pool and spa.  
 Ducted vacuum, outdoor shower, internal lift and wine cellar.  
 Gas hydronic slab heating, 2 x R/C air cons and dbl sided gas fireplace.

For Sale

4 Beds 3 Baths 4 Living 1 Study 2 Cars

Land Size 681sqm approx.

Price \$3,400,000-\$3,650,000

Agents  
 Ben Roberts  
 Lee Martin

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 0400 957 839



## 4/22 Everist Road, Ocean Grove

Near New Warehouse

Floor space of 150m2.  
 Two off street car spaces with ample more room inside the property.  
 Private and secure at the rear of the property.  
 5.1m roller door proving outstanding entry clearance and access.  
 7m ceilings lends itself to the addition of a mezzanine for additional storage and/or offices.  
 Disabled toilet and kitchenette facilities.

For Lease

Floor Space 150m2 approx.

Rent \$22,000 excluding GST & outgoings

Agents  
 Levi Turner

0408 552 539

# your barwon heads team.



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Property Sales



## 33 Reid Street, Barwon Heads

Ultimate Sanctuary in Old Barwon Heads Central Location

Sophisticated custom family home on 809sqm (approx.)  
Exclusive Reid St address, close to river, shops, school & beaches.  
Ground floor living overlooks the 18m solar-heated pool & outdoor area.  
Breathtaking Master with luxurious en suite & dressing room.  
2-storey floorplan with 3 living rooms & 3 additional bedrooms upstairs.  
Guest bungalow with en suite, home gym & gardens offering total privacy.

## For Sale

5 Beds 3 Baths 3 Living 1 Study 2 Cars

Land Size 809sqm approx.

Price Contact Agent

Agents  
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Levi Turner

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## 13 Golightly Street, Barwon Heads

### Barwon Heads Beach House With River Views

Sparkling Barwon River views, close to everything this coastal village offers. 2 storeys with expansive dual living & northerly outlooks. Open plan kitchen, dining and sunken lounge area with open fireplace. Sunny decks overlooking coastal gardens & treetops. Master with en suite & WIR + 2 more spacious BRs downstairs with bath. Separate bungalow/bunkroom/games room/retreat space, with built-in benches & deck.

Off Market

4 Beds 2 Baths 3 Living 2 Cars

Land Size 1002sqm approx.

Price Contact Agent

Agents  
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## 2 Bridge Road, Barwon Heads

### Place yourself in the centre of Barwon Heads

This once-in-a-lifetime opportunity to live in the heart of Barwon Heads! Just steps from the sand, sea and services. This two-storey home is positioned with sweeping views over river to Bluff. Flexibility of floorplan to accommodate your living and holidaying needs. Kitchen overlooks dining & living space & is complete with S/S appliances. Upstairs has bedroom with WIR, bathroom, 2nd living area & balcony. Private rear pergola, lawn, garden shed, alarm system & off-street parking.

Off Market

4 Beds 2 Baths 2 Living 1 Study 2 Cars

Land Size 276sqm approx.

Price \$1,650,000-\$1,775,000

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## 1/22 Riverside Terrace, Barwon Heads

### Exclusive Riverside Retreat

Scenic water views take in Ocean Grove, through to Bluff & Bridge. Coastal designed home offering the perfect retreat. Positioned in prestigious Riverside Tce enclave with direct river access. Upper level with vaulted ceiling boasts river views from 2 balconies. Master with en-suite; all 3 bedrooms have BIR, wall heaters & patio access. Convenient internal access from double garage with R/C. Low maintenance home, weekender or investment property.

### For Sale

3 Beds 2 Baths 2 Living 2 Cars

Price \$1,650,000-\$1,775,000

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## 39 Margate Street, Barwon Heads

### Marvellous Margate Allotment

500sqm (approx). vacant allotment in prestigious "old grid" location. 14m x 36m with preferred east - west orientation. Steps to the Barwon River, Hitchcock Ave and Village Park. Moments to world class surfing beaches and golf courses. Placed to take advantage of the best of Barwon Heads. The perfect site to design and build your "forever" home. Simply put - this is where you want to be!

### For Sale

Land Size 500sqm approx.

Price \$1,300,000-\$1,400,000

Agents  
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Christian Bartley

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0410 695 325



## 106 Carr Street, Barwon Heads

Classic Barwon Heads Beach House on 900sqm+

Set on a rare 906sqm (approx.) in a quiet riverside cul-de-sac. Spacious 4BR dual living home set within established and private gardens. Living has cathedral ceilings with bi-folding doors to north facing veranda. Central family kitchen connects to formal lounge and study. Master with ensuite & separately zoned minor BR wing. Inspiring wide open spaces for children with trees & in ground tramp. Fenced front yard, with buses to Ocean Grove & Geelong close by.

For Sale

4 Beds 2 Baths 2 Living 2 Cars

Land Size 906sqm approx.

Price \$1,450,000-\$1,550,000

Agents  
Peta Walter  
Levi Turner

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0408 552 539



## 1/119 Hitchcock Avenue, Barwon Heads

Sun and Sea – Embrace the Best of Coastal Living

Appeals to those seeking a permanent residence, or holiday investment. Highly coveted location close to Barwon Heads village & riverside walks. The sophistication of neutral colours complements the greenery outside. High-pitched ceilings lined with white timber provide light-filled living. Upper floor has 2BRs, BA, 2nd living & balcony with master suite below. DLUG with rear roller door access to private sun trap alfresco. Ideal sunny position on its own title with private driveway.

For Sale

3 Beds 2 Baths 2 Living 2 Cars

Price \$1,175,000-\$1,275,000

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Peta Walter

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## 3/12 Hitchcock Avenue, Barwon Heads

Blue Chip Location!

Set at the southern end of exclusive Hitchcock Ave.  
No through traffic & direct local access to Ewing Blyth Rd, river & beach.  
OP kitchen & living area with split system heating & cooling.  
Kitchen of its era, with wall oven oven & countertop breakfast bar.  
Master bedroom with en-suite boasts doors opening onto garden space.  
2 fully renovated designer bathrooms include luxury fitouts  
Double lock up garage with rear door access.

For Sale

3 Beds 2 Baths 1 Living 2 Cars

Land Size 440sqm approx.

Price \$1,100,000-\$1,200,000

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Levi Turner

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## 1C Grandview Parade, Barwon Heads

Rare Land In Dream Location

Once in a lifetime opportunity to purchase land in exclusive precinct.  
Elevated block offers potential for Bluff views & amazing sunrises/sunsets  
Tucked away and just a few paces from the river, IGA, shopping & dining.  
Private, central position to build your dream home or development (STCA).  
Quiet street with local traffic, stroll to Barwon River via pedestrian laneway.  
Residential High Growth zone in one of the Bellarine's most tightly held locales.

For Sale

Land Size 440sqm approx.

Price \$1,100,000-\$1,200,000

Agents  
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Levi Turner

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## 5/57 Hitchcock Avenue, Barwon Heads

Hitchcock Ave Convenience In Quiet Rear Position

Single level brick veneer unit positioned at rear for privacy.  
 Step straight out onto main street shopping strip.  
 Sunlit open plan kitchen, living and meals area.  
 Low maintenance garden and covered pergola area for entertaining.  
 Two bedrooms with BIRs and family bathroom, including a bath.  
 Single lock up garage with rear door to backyard.  
 Easy stroll to popular eateries, shops, river & beaches.

For Sale

2 Beds 1 Bath 1 Living 1 Car

Price \$650,000-\$680,000

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## 31 Samphire Drive, Connewarre

Ultimate Coastal Entertainer

Outstanding custom built 'builder's own home' (Doherty Building Group).  
 Luxury living & entertaining with outlook thru Cypress Tree shelterbelt.  
 Family minded floorplan cleverly designed to maximise space.  
 Professional landscaping & environmentally friendly heated pool.  
 Easy strolling distance to Golf Clubhouse & direct access to 13th Beach.  
 Barwon Heads river & cafes a few minutes away; Geelong & Melbourne  
 within easy driving distance.

For Sale

4 Beds 2 Baths 2 Living 2 Cars

Land Size 924sqm approx.

Price \$1,750,000-\$1,850,000

Agents  
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 Peta Walter

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## 12 Plantation Drive, Connewarre

Priceless Creek Course Views!

4-5 BR family home with unrivalled outlooks across the signature 6th hole. Designed to prioritise seamless outdoor connection for entertainment. Kitchen boasts high-end, quality Miele appliances and alfresco flow. Commodious master suite with Creek Course outlooks, ensuite and WIR. Hydronic heating, R/C air conditioning and 2 x Jetmaster gas log fires. Surrounded by lush manicured greens, enjoying stunning western sunsets. Oversized DLUG with extra parking for golf cart and additional equipment.

For Sale

4 Beds 3 Baths 3 Living 1 Study 2 Cars

Land Size 883sqm approx.

Price \$1,600,000-\$1,700,000

Agents  
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Levi Turner

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0408 552 539



## 6/110 Tomara Drive, Connewarre

Golf, Surf, Sleep, Repeat!

Single level 2BR townhouse with beachside benefits. OP kitchen, dining and living with direct patio access. Track access to beautiful 13th beach for surfing enthusiasts. Peaceful and quiet, enjoying a plethora of native birdlife. Club facilities available for tenants and owners use. Ideal downsize, investment property or holiday hideaway. Low maintenance, R/C air conditioning and detached SLUG.

For Sale

2 Beds 1 Bath 1 Living 1 Car

Price \$400,000-\$430,000

Agents  
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Peta Walter

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# your bellarine agent.



Lee Martin  
0400 957 839  
Bellarine Sales Agent



## 14 Panoramic Terrace, Clifton Springs

### Family Living That Feels Like A Holiday

Custom tri-level 4-bedroom home with zoned floorplan for family life. Stunning panoramic views of the Bay, You Yangs & surrounding township. Light-filled main living area flows out to protected balcony with bay views. Kitchen & meals area has direct access to covered alfresco & garden. Master retreat on 3rd floor with private bay-view balcony, WIR & en-suite. Second master with en-suite offers versatility for guest accommodation. DLUG, workshop, 3kw solar, water tanks & ducted heating/cooling.

### For Sale

4 Beds 3 Baths 2 Living 2 Cars

Land Size 360sqm approx.

Price \$730,000-\$760,000

Agents  
Lee Martin

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## 26 Gumbowie Avenue, Clifton Springs

### Traditional Family Home Adjoining Reserve

Traditional 4BR home offering comfort and warmth in a peaceful setting. Updated with modern conveniences, while holding onto its classic charm. Timber look floors, heightened ceilings and dual living zones. An abundance of storage options throughout the homes entirety. Ducted heating & R/C air conditioning acclimate the interior. Large, grassy nature reserve next door, harnessing peace and quiet. DLUG with rear roller access and additional trailer/boat/caravan parking.

### For Sale

4 Beds 2 Baths 3 Living 2 Cars

Land Size 595sqm approx.

Price \$590,000-\$640,000

Agents  
Lee Martin

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## 4 Vicky Road, Clifton Springs

### Elevated Townhouse With Bay View/Glimpse.

Well designed, three-bedroom contemporary home. Open plan layout with lovely treed outlook from living & alfresco area. Master with ensuite & WIR, plus 2 more bedrooms with rural & Bay views. Kitchen has stone benchtops, stainless steel appliances & ample storage. Low maintenance, freshly landscaped gardens & undercover alfresco. DLUG with internal access, fully fenced yard, plus side access to lawn. Region renowned for award winning produce, wineries & beaches.

### For Sale

3 Beds 2 Baths 1 Living 2 Cars

Land Size 237sqm approx.

Price \$470,000-\$510,000

Agents  
Lee Martin

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## 9 Elise Road, Clifton Springs

Townhouse Only A Stone's Throw From Bayside Beaches.

Well designed, three-bedroom contemporary home.  
Open plan layout on single level with alfresco area.  
Master with ensuite & WIR, plus 2 more bedrooms with BIRs.  
Kitchen has stone benchtops, stainless steel appliances & ample storage.  
DLUG with internal access; low maintenance, landscaped garden.  
Region renowned for award winning produce, wineries & beaches.

For Sale

3 Beds 2 Baths 1 Living 2 Cars

Land Size 307sqm approx.

Price \$460,000-\$500,000

Agents  
Lee Martin

0400 957 839



## 5 Delungra Avenue, Clifton Springs

Ideal Entry into Clifton Springs Market

Conveniently located in an established neighbourhood.  
Elevated home enjoys lovely distant views over the township.  
Split-level home offers a versatile floorplan, with flexibility of 3-4 bedrooms.  
Two new split system ACs provide climate comfort.  
OP kitchen, meals & living oriented to enjoy westerly sunshine.  
2nd storey extension would unlock views of the Bay.  
Single RC carport allows access to yard for extra parking, plus large shed.

For Sale

4 Beds 1 Bath 1 Living 1 Car

Land Size 586sqm approx.

Price \$445,000-\$470,000

Agents  
Lee Martin

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## 23 Panoramic Terrace, Clifton Springs

For Sale

Titled Land with Stunning Bay Views

665sqm approx. of sought-after vacant land (STCA).  
Neighbouring homes have some of the best bay views in the area.  
Wide 18.2m (approx) frontage permits great rear access for vehicles.  
Arguably the best orientation with north-facing rear aspect.  
Comfortable walk to Drysdale's shops, cafes and primary school.  
Peacefully quiet neighbourhood with parkland 50m away.

Land Size 664sqm approx.

Price \$340,000-\$370,000

Agents  
Lee Martin

0400 957 839



## 15 Pierview Drive, Curlewis

For Sale

Beautiful Bayside Entertainer!

Two storey, 4BR home commanding attention within a bayside estate.  
Multiple living zones accommodate families along with spacious balconies.  
Stylish kitchen with 900mm gas cooktop/oven, WIP & beautiful outlooks.  
3BRs enjoy privacy on the lower level with living room and separate retreat.  
The master suite occupies the upper, with ensuite, WIR & private balcony.  
A family property offering ease of lifestyle with all the comforts of home.

4 Beds 2 Baths 3 Living 2 Cars

Land Size 524sqm approx.

Price \$720,000-\$760,000

Agents  
Lee Martin

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## 1 Centennial Boulevard, Curlewis

For Sale

Titled Land in Exclusive Coastal Estate!

512sqm approx. land parcel in the beautifully planned Bayview Estate. 16m street frontage and 32m block depth ideal for a large family home. Neighbouring allotment also available, ideal for home/ business. Potential for elevated north facing living to enjoy views out to the bay. Well planned walkways lead through natural setting down to the beach. Easy access to Bayview Central for shopping, cafes and health services. Bus services nearby for local colleges and access into Geelong CBD.

Land Size 512sqm approx.

Price \$270,000-\$290,000

Agents  
Lee Martin

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## 21-29 Settlement Road North, Drysdale

For Sale

Ultimate Lifestyle Opportunity With Breathtaking Bay Views

Unique custom-built property redefines luxury & open plan living. Breathtaking views of Corio Bay, the You Yangs, & Mt Macedon. Windows frame water views, 5 acre vineyard & rural outlooks. Large light-filled living, dining & kitchen, designed to entertain. Upper level deck access from study & master retreat, with WIR & ensuite. Five bedrooms, 3 bathrooms, 2 living areas, plus 20m pool & outdoor living. Self-contained one bedroom studio offering accommodation for guests.

5 Beds 4 Baths 4 Living 1 Study 3 Cars

Land Size 14 acres approx.

Price \$2,950,000-\$3,200,000

Agents  
Lee Martin

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## 173-195 Murradoc Road, Drysdale

A Dream Location For Horse Lovers!

Set across 7 acres approx.. of rural land, this is now an enviable family home. Originally of the Bellarine's most historical cottages, this home has been stunningly renovated by Selling Houses Australia & now boasts a truly luxurious feel.

With first class equine facilities already in place, comes a rare opportunity for horse trainers, stud & agistment operators.

There is an income earning potential for those with a passion to do so!

For Sale

3 Beds 1 Bath 2 Living 4 Cars

Land Size 7 acres approx.

Price \$1,150,000-\$1,250,000

Agents  
Lee Martin

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## 8 Waterway Court, Drysdale

Titled Land in Boutique Waterway Estate!

574m2 (approx.) of vacant land to build your home or investment.  
14 metre frontage.

Prime location offering a relaxed lifestyle minutes to Drysdale schools, cafes & shops.

One of the last remaining vacant allotments in this desirable location.  
House and land packages available.

A special project or investment - Investors and downsizers, be quick!

For Sale

Land Size 574sqm approx.

Price \$300,000

Agents  
Lee Martin

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## 64 De Burgh Road, Drysdale

For Sale

Build in Sought After Central Drysdale

639m2 (approx.) of sought-after vacant land to build your dream home. Level allotment, corner site makes building and site access a breeze. House and Land packages available. Prime location offering a relaxed lifestyle minutes to schools & shops. One of the last remaining vacant allotments in this desirable location. A special project or investment - Investors and serious buyers, be quick!

Land Size 639sqm approx.

Price \$289,000

Agents  
Lee Martin

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## 1, 2, 3 & 4/6 Hazelwood Crescent, Leopold

For Sale

Outstanding opportunity for Low Maintenance Living

3 Beds 2 Baths 1 Living 2 Cars

New development in established, family-friendly pocket. Three-bedroom unit, boasting master with en suite & walk-in robe. Open plan living, meals & stunning kitchen, flows to outdoor alfresco area. Convenient proximity to Gateway Plaza shops, schools & amenities. Easy stroll to the shores of Lake Connewarre. Investors or buyers, don't miss this one!

Price \$449,000-\$499,000

Agents  
Ben Roberts  
Lee Martin

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0400 957 839



## 3/798 Bellarine Highway, Leopold

### Lovingly Renovated Classic Brick Unit

Fully refurbished throughout including modern bathroom & large kitchen. Quality unit with established gardens & alfresco entertaining space. Practical floorplan with spacious lounge adjoining sunlit dining area. Parking for up to 3 vehicles with garage/ workshops plus parking space. Cosy formal lounge with cooling & has access to alfresco space. 3 bedrooms with 3rd BR doubling as second living zone if required. Situated at the rear of the complex increasing privacy.

### For Sale

3 Beds 1 Bath 1 Living 3 Cars

Price \$389,000-\$419,000

Agents  
Lee Martin

0400 957 839



## 361-409 Swan Bay Road, Mannerim

### Luxury Lifestyle Property on 25 Acres

25 acres\*, olympic sized equestrian facilities, stables & fenced paddocks. 65sqm of understated elegance with modern French Provincial kitchen. Balconies & French doors reveal rural views from every aspect. Large open plan living, dining & kitchen overlooking solar-heated pool. Master sanctuary on top level, plus guestroom & 3rd & 4th bedrooms. Huge study with fireplace, plus sound-insulated TV/entertainment room. Separate converted shearing shed guesthouse offers extra accom.

### For Sale

4 Beds 3 Baths 3 Living 1 Study 2 Cars

Land Size 25 acres approx.

Price \$2,850,000-\$3,100,000

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# your ocean grove team.



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Licensed Estate Agent



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Property Sales



## 114 Presidents Avenue, Ocean Grove

Contemporary Masterpiece, Perfectly Positioned With Exceptional Views

The pinnacle of contemporary coastal architecture, this stunning hill-top residence has been designed to capture the inspiring south westerly panorama over The Bluff, Barwon Estuary and Raff's surf beach. With a stylish array of high-end features- including lift and pool- and a position that's a moment's walk to one of the coast's safest beaches and The Terrace dining precinct, this spectacular lifestyle home leaves nothing to chance.

Off Market

4 Beds 3 Baths 2 Living 2 Cars

Land Size 368sqm approx.

Price Contact Agent

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## 132 The Terrace, Ocean Grove

### Uninterrupted Ocean Views From Luxury Home

Views, spanning from Point Lonsdale, to Mt Martha & Cape Schanck .  
 Easy flow outdoors to all-weather alfresco deck upstairs & private deck.  
 High-end luxury finishes include Blackbutt flooring, marble & caesarstone.  
 Private internal Domus lift from garage to top floor makes access a breeze.  
 Master bedroom with ocean views, en-suite & walk-in dressing room.  
 3 king size guest bedrooms downstairs, with freestanding tub in bathroom.  
 Stroll to the beach or into town in under 5 minutes.

### For Sale

4 Beds 2 Baths 2 Living 2 Cars

Land Size 600sqm approx.

Price \$2,400,000-\$2,600,000

Agents  
 Ben Roberts  
 Toby Lee

0488 414 456  
 0448 008 900



## 32 Woodlands Drive, Ocean Grove

### Resort-Style Family Home In Natural Oasis

Custom-built 40sq. renovated home on 1.5 acres (approx).  
 Resort-style living with indoor/outdoor pool, spa, sauna & tennis court.  
 Entertainer's dream, surrounded by established native gardens + dams.  
 Stunning kitchen with dual ovens, open plan dining/lounge & wood fire.  
 Private parents wing via hallway with fernery & pool view, ensuite & WIR.  
 Distinctive wings provide functional zoning, with 3 BRs, bath & rumpus.  
 DLUG, single lock up garage + OSP provides parking for up to 8 cars.

### For Sale

4 Beds 3 Baths 4 Living 1 Study 6 Cars

Land Size 1.5 acres approx.

Price \$2,200,000-\$2,400,000

Agents  
 Ben Roberts  
 Zoe Le Page

0488 414 456  
 0400 029 443



## 242-250 Grubb Road, Ocean Grove

Attention Developers!

Once-in-a-lifetime opportunity, huge potential for subdivision (STCA)  
 5 acre (2.02Ha) coastal land parcel boasting rural views to Queenscliff  
 This highly desirable land is zoned General Residential Zone 1  
 Intended connection to popular Oakdene and Kingston Estates  
 Existing homestead on site offers 4BRs, 2 baths, 2 living & 2 dining  
 Inspect now & realise the massive potential of these coastal-rural acres  
 A swift and savvy developer will enjoy the spoils!

For Sale

4 Beds 2 Baths 2 Living 2 Car

Land Size 5.4 acres approx.

Price \$2,000,000-\$2,200,000

Agents  
 Ben Roberts  
 Zoe Le Page

0488 414 456  
 0400 029 443



## 5 Parker Street, Ocean Grove

Exclusive Barwon River Frontage

4BR home with priceless Barwon River frontage.  
 Central placement to Ocean Grove town centre and beaches.  
 Dual occupancy properties, ideal for holiday letting.  
 Enclosable outdoor room boasting Barwon River views.  
 Metres from the Ocean Grove boat ramp and Golf Club.  
 Oversized DLUG, R/C air conditioning, ample OSP.  
 You truly are in a perfect position!

For Sale

4 Beds 3 Baths 3 Living 2 Cars

Land Size 499sqm approx.

Price Contact Agent

Agents  
 Toby Lee  
 Ben Roberts

0448 008 900  
 0488 414 456



## 13-15 Currango Way, Ocean Grove

### The Luxury Of Space

4 generous living areas combine with poolside entertaining area. Distinctive wings provide functional zones for the of a growing family. The family hub overlooks the pool & rumpus so you can watch the kids. Stunning kitchen with large stone island bench, quality app's & large WIP. Private master wing w/ WIR & en suite, with access to 2nd alfresco. 7x9m shed for with scope for workshop, plus rear caravan parking bay.

### For Sale

4 Beds 2 Baths 4 Living 1 Study 2 Cars

Land Size 3404sqm approx.

Price \$1,475,000-\$1,600,000

Agents  
Toby Lee  
Ben Roberts

0448 008 900  
0488 414 456



## 7A Parker Street, Ocean Grove

### Riverside Parker St Excellence

Located in Ocean Grove's river precinct, with quiet river-end position. Superb position with uninterrupted views of the Barwon River & Bridge. Boutique development exemplifies luxury coastal lifestyle. 2-storey dual living with luxurious master & 2 further bedrooms downstairs. Flat riverside walk to nearby cafes, Golf Club & beach, few mins drive to The Terrace shops.

### For Sale

3 Beds 2 Baths 2 Living 2 Cars

Land Size 405sqm approx.

Price \$1,475,000-\$1,600,000

Agents  
Ben Roberts  
Peta Walter

0488 414 456  
0439 354 362



## 89 Dare Street, Ocean Grove

### Luxury Townhouse Living with Water Views

Custom designed for ocean and river views.  
Stroll to popular eateries, shops, supermarket & health services.  
Elevated living with easy flow to 2 decks.  
Master bedroom with luxurious en-suite and WIR.  
Water views & sunsets from covered decks makes entertaining a dream.  
Private internal lift makes accessing all floors a breeze.

### For Sale

3 Beds 2 Baths 2 Living 2 Cars

Land Size 227sqm approx.

Price \$1,395,000-\$1,495,000

Agents  
Ben Roberts  
Zoe Le Page

0488 414 456  
0400 029 443



## 9 Wallington Road, Ocean Grove

### Custom Design With Family In Mind

Custom designed 4BR home set upon an easy care block.  
Glistening 15m solar heated lap pool with sandstone paving.  
OP living with raked ceilings flows outdoors for all season fun.  
Minor BRs with BIRs + guest/2nd master on ground floor.  
Master and retreat with scenic balcony soaking in river views.  
DLUG with int. access, great storage and quality finishes.  
Walk to river, surf beaches and great cafes – only 50m away!

### Off Market

4 Beds 3 Baths 2 Living 2 Cars

Land Size 613sqm approx.

Price \$1,275,000-\$1,400,000

Agents  
Ben Roberts  
Zoe Le Page

0488 414 456  
0400 029 443



## 37 Cerberus Drive, Ocean Grove

For Sale

Huge Block in Oakdene Champions Country to Coast Lifestyle

Designed to embrace coastal living, with breathtaking rural setting. Family-friendly layout with dual living, 4 bedrooms & luxurious bathrooms. Kitchen with Smeg appliances, stone benchtops, butchers block & pantry. Master bedroom with direct access to east deck, WIR & en-suite. Dedicated home office with v-groove panel feature wall. Living zone with woodfire heater & SSAC flows to deck & outdoor kitchen. Wraparound covered decks create a seamless connection to nature.

4 Beds 2 Baths 2 Living 1 Study 2 Cars

Land Size 1467sqm approx.

Price \$1,275,000-\$1,375,000

Agents  
Ben Roberts  
Toby Lee

0488 414 456  
0448 008 900



## 132 Powell Street, Ocean Grove

Off Market

Coastal Chic In Prime Position

Near-new home with quality finishes and fixtures  
Functional four bedroom home with two living areas  
Kitchen with Miele appliances and spacious butlers pantry  
Two outdoor living areas for entertaining, surround sound system  
Walk to the beach and shops, Ducted heating and SSAC  
Double garage with in-built storage and work space

4 Beds 2 Baths 2 Living 1 Study 2 Cars

Land Size 543sqm approx.

Price \$1,250,000-\$1,350,000

Agents  
Ben Roberts  
Toby Lee

0488 414 456  
0448 008 900



## 15A Orton Street, Ocean Grove

Off Market

2-storey townhouse with 2 living areas & sophisticated coastal style. Light-filled double-storey void, polished concrete floors & timber features. This residence offers a home office & year-round climate comfort. 4 bedrooms, including Master suite with WIR & luxurious bathroom. The backyard is a private, secure outdoor haven, with outdoor kitchen. A1 proximity to Ocean Grove surf beach, river, shops & local dining.

4 Beds 2 Baths 2 Living 1 Study 2 Cars

Land Size 429sqm approx.

Price \$1,195,000-\$1,295,000

Agents  
Ben Roberts  
Zoe Le Page

0488 414 456  
0400 029 443



## 78 Tuckfield Street, Ocean Grove

For Sale

Hampton's Style Renovation With Panoramic Ocean Views

This home takes full advantage of ocean views & calming sea breezes. Hampton's-inspired renovation with fresh, crisp colour palette. Sophisticated beachy vibe with effortless, calming, timeless aesthetic. Bay windows & French doors celebrate indoor-outdoor living. 3 bedrooms upstairs all have balcony access (2 with ocean views). Elegant kitchen; stone benchtops, Italian tiles, Pyrolux wall oven & cooktop. Located in central Old Ocean Grove, close to schools, shops & beaches.

3 Beds 2 Baths 3 Living 4 Cars

Land Size 709sqm approx.

Price \$1,150,000-\$1,250,000

Agents  
Toby Lee  
Ben Roberts

0448 008 900  
0488 414 456



## 32 Lelean Street, Ocean Grove

### When Only The Best Will Do

Located in Ocean Grove's exclusive river precinct.  
 Stylish modern design & high-end finishes with finest quality appliances.  
 OP living, kitchen & dining with timber flooring, flooded with natural light.  
 Desirable north facing orientation to spacious upper & lower living zones.  
 Resort-style Master BR with WIR & en-suite + 3 additional BRs with WIRs.  
 Impactful exterior cladding complemented by merbau deck.  
 350m walk to Barwon River, short distance from shops, cafés & dining.

### For Sale

4 Beds 2 Baths 2 Living 2 Cars

Land Size 400sqm approx.

Price \$1,250,000-\$1,350,000

Agents  
 Zoe Le Page  
 Ben Roberts

0400 029 443  
 0488 414 456



## 1 & 2/155 The Avenue, Ocean Grove

### Quality Coastal Home in Seaside Locale

Currently under construction by local Ocean Grove team, DKR Builders.  
 Stylish design & top end finishes with quality dark stainless appliances.  
 Polished concrete floors & high ceilings to living, kitchen & dining.  
 North facing orientation to spacious open plan living & alfresco zone.  
 Large Master BR with WIR & luxurious en-suite + 2 additional BRs with BIRs.  
 Modern exterior cladding brings textural interest to facade.  
 Easy walk to shops, cafes & schools, short drive to surf beach.

### For Sale

3 Beds 2 Baths 2 Living 2 Cars

Land Size 407sqm approx each

Price \$1,175,000-\$1,275,000 each

Agents  
 Toby Lee  
 Ben Roberts

0448 008 900  
 0488 414 456



## 27-29 Kalinga Road, Ocean Grove

### Blue Waters Lake At The Garden Gate

Large 4BR Family home on 1272sqm.  
 Master En suite with WIR, bath & sauna.  
 Wonderful Lakeside Location.  
 2 separate living areas and bonus billiard room.  
 Spacious north facing alfresco deck.  
 North facing backyard.  
 Landscaped terraced gardens surrounded by native gums.

### For Sale

4 Beds 2 Baths 4 Living 1 Study 4 Cars

Land Size 1272sqm approx.

Price \$1,145,000-\$1,195,000

Agents  
 Toby Lee  
 Zoe Le Page

0448 008 900  
 0400 029 443



## 66 Tuckfield Street, Ocean Grove

### Palm Springs Vibes in Old Ocean Grove

Beachy Palm Springs-inspired renovation celebrates indoor-outdoor living.  
 Sophisticated aesthetic with white exterior elevates the home's appeal.  
 Doors open to alfresco areas so you can chase the sun in any season.  
 Master with private en suite & WIR + 3 further BR's incl loft room upstairs.  
 Fully refurbished heated 10x5m pool complete with bluestone pavers.  
 Low-maintenance cactus garden creates a cool poolside vibe.  
 Located in Old Ocean Grove, close to many key amenities.

### For Sale

4 Beds 2 Baths 1 Living 2 Cars

Land Size 717sqm approx.

Price \$1,095,000-\$1,195,000

Agents  
 Ben Roberts  
 Zoe Le Page

0488 414 456  
 0400 029 443



## 2/20 The Parade, Ocean Grove

### Hidden Treasure In The Heart Of Ocean Grove

Ideal lock & leave beachside residence or low maintenance home. Fabulous location, close to shops & a stroll to Barwon River, beach & Bowls. Premium construction & finishes, quality surfaces & Franke appliances. Light-filled OP living with easy flow outdoors to sunny alfresco entertaining. Master bedroom with en-suite & WIR + 2 additional bedrooms with BIRs. Central bathroom, laundry, ducted zoned heating/cooling system. RC electric gate to DLUG with internal access plus OSP for 2 cars.

### For Sale

3 Beds 2 Baths 1 Living 2 Cars

Land Size 400sqm approx.

Price \$1,075,000-\$1,175,000

Agents  
Ben Roberts  
Zoe Le Page

0488 414 456  
0400 029 443



## 46A Madeley Street, Ocean Grove

### Architectural Flair in Old Grove

Prized old Ocean Grove location - easy stroll to shops, parks & schools. Low maintenance 'lock up & leave' property built by Hamlan Homes. Perfect for a home base, or investors seeking an easy-care property. Features include 2 living rooms, study nook, 4 bedrooms & 2 bathrooms. Sunny OP living, meals & kitchen, linking directly to 2 private outdoor zones. Architectural flair complemented by premium flooring, tiles & timber. Ducted zoned 'My Air' heating/cooling & exceptional Energy Rating.

### For Sale

4 Beds 2 Baths 2 Living 2 Cars

Land Size 452sqm approx.

Price \$1,000,000-\$1,100,000

Agents  
Toby Lee  
Zoe Le Page

0448 008 900  
0400 029 443



## 63B Madeley Street, Ocean Grove

### Quality Townhouse In Convenient Location

Brand new, off the plan townhouse with north facing yard & alfresco. Complete with driveway, landscaping and quality finishes. Three bedrooms with built in robes, master with ensuite. Flooring consists of tiles in wet areas, carpet & engineered floorboards. Climate control with RC heater and cooler, plus gas fireplace. North facing yard with undercover alfresco, ideal for entertaining guests. Open plan kitchen, dining and living for family time.

### For Sale

3 Beds 2 Baths 2 Living 1 Car

Land Size 400sqm approx.

Price \$995,000-\$1,090,000

Agents  
Ben Roberts  
Zoe Le Page

0488 414 456  
0400 029 443



## 19 Kalinga Road, Ocean Grove

### Lakeside hideaway close to the heart of Ocean Grove

Light contemporary home offers great family living in a split level design. Three generous bedrooms, master with ensuite and dual living areas. Updated kitchen with luxe finishes & stainless steel Highland appliances. Family room & dining area open to covered entertaining deck. Direct access to the Blue Lake via a garden gate. Endless storage both under the garage & inside, perfect for families. DLUG at street level with space for a lift.

### For Sale

4 Beds 2 Baths 2 Living 1 Study 2 Cars

Land Size 673sqm approx.

Price \$990,000-\$1,080,000

Agents  
Ben Roberts  
Zoe Le Page

0488 414 456  
0400 029 443



## 14 Highview Court, Ocean Grove

### Ocean Views to Port Phillip Heads

Quality Dennehy built 3-bedroom home in quiet non-thoroughfare court. Elevated position with north & south decks boasting ocean & dune views. Exceptional north outdoor living & entertaining features covered deck. Fully fenced, secure backyard with established landscaped gardens. Updated kitchen, OP living & dining with cathedral ceiling. Master with en suite & sea views, plus 2 beds/bath/living downstairs. Close to the beach & walkway through to shortcut to The Terrace shops.

### For Sale

3 Beds 2 Baths 2 Living 2 Cars

Land Size 531sqm approx.

Price \$900,000-\$990,000

Agents  
Zoe Le Page  
Ben Roberts

0400 029 443  
0488 414 456



## 11 Epworth Street, Ocean Grove

### Prized Old Grove Opportunity

Big north facing allotment in central 'Old Grove'. Enjoy stunning leafy aspects within a coveted street. Update, renovate or extend existing 3BR home (STCA). Prized location for townhouse development (STCA). Only 200m walk to school at Ocean Grove Primary! 700m to Ocean Grove shops, cafes and key amenities. Walk to Barwon River, Blue Lake Reserve and Main Beach.

### For Sale

3 Beds 1 Bath 1 Living 2 Cars

Land Size 891sqm approx.

Price \$895,000

Agents  
Ben Roberts  
Zoe Le Page

0488 414 456  
0400 029 443



## 1 & 2/4 Sunset Place, Ocean Grove

Exciting Development Between Estuary and Lake

Impressive development between Blue Waters Lake and the Barwon Estuary. Within short strolls of the Ocean Grove Golf Course and boat ramp. 3 separate 2-story designs all offering 3BRs, 2 bathrooms, 2 living areas and DLUGs. Detached floor plans and professional landscaping optimise space and privacy. Modern kitchens with walk-in pantries and designer Franke appliances. Contemporary wet areas with back-to-wall toilets, designer basins and tapware.

For Sale

3 Beds 2 Baths 2 Living 2 Cars

Price \$885,000-\$965,000

Agents  
Ben Roberts  
Toby Lee

0488 414 456  
0448 008 900



## 94B Draper Street, Ocean Grove

Designer Living in Brand New Townhouse

Prized old Ocean Grove location.  
First homeowners, investors or downsizers.  
Single storey townhouse with dual living rooms, 3 bedrooms, 2 bathrooms.  
Sunny OP living, meals & kitchen, with direct access to 2 outdoor living.  
Gas log fire, ducted heating & ceiling fans offer climate comfort.  
Secure yard, with lawn, DLUG & internal access.  
Easy flat stroll to The Terrace for popular eateries, shops & schools.

For Sale

3 Beds 2 Baths 2 Living 2 Cars

Price \$850,000-\$930,000

Agents  
Ben Roberts  
Toby Lee

0488 414 456  
0448 008 900



## 26A Epworth Street, Ocean Grove

### Lifestyle Living In The Heart Of Ocean Grove

Generously proportioned bedrooms include BIRs, located on the first floor. 2 bathrooms feature high end luxe fittings with convenient WC downstairs. Light filled open plan kitchen opens to a social dining and living space. Ducted central heating for year round climate control. Modern kitchen fitted with s/s apps & stone bench top.

### For Sale

4 Beds 2 Baths 2 Living 1 Study 2 Cars

Land Size 226sqm approx.

Price \$815,000-\$895,000

Agents  
Ben Roberts  
Zoe Le Page

0488 414 456  
0400 029 443



## 16 Mermaid Avenue, Ocean Grove

### Coastal Gem With Sweeping Views

Coastal exterior with fresh white interiors, beautiful & refined surfaces. Upstairs O/P kitchen & living area overlooking river and ocean/bluff views. Sun filled upstairs verandah taking advantage of coastal views. Master bedroom comes complete with ensuite. Versatile retreat/2nd living area downstairs with French doors to pool. 2 further spacious bedrooms with built in robes overlooking lush gardens. North facing gardens, heated pool and spa set amongst native gardens.

### For Sale

3 Beds 2 Baths 2 Living 2 Cars

Land Size 625sqm approx.

\$795,000-\$870,000

Agents  
Toby Lee  
Zoe Le Page

0448 008 900  
0400 029 443



## 24 Penleigh Crescent, Ocean Grove

Refined Lifestyle Opportunity Close to the Park

Defined by stylish, modern design & a vast light-filled central living space. Spacious bedrooms & study reflect the home's practical zoning. Master bed zoned for privacy; luxurious en suite with spa bath. Superb family location within metres to adventure playground & lake. Easy flow outdoors to alfresco deck with all-weather blinds & skylights. Oversized DLUG + 8.5x3.8m carport in rear yard for caravan/boat storage. Supermarket, shops & health services – all within moments of home.

For Sale

3 Beds 2 Baths 1 Living 1 Study 3 Cars

Land Size 570sqm approx.

Price \$790,000-\$840,000

Agents  
Toby Lee  
Zoe Le Page

0448 008 900  
0400 029 443



## 284 Thacker Street, Ocean Grove

Light-filled home close to sporting grounds

Soaring gable, impressive vaulted ceilings & feature glazing. Spacious central alfresco outdoor areas personify coastal lifestyle. Centrally located OP kitchen, meals & living area with SSAC. 2nd lounge/study with built-in desks & shelves, ideal for a home business. Master with WIR & ensuite, plus 2 add bedrooms & private garden nooks. Convenient location only moments from amenities, sporting grounds, schools & shops.

For Sale

3 Beds 2 Baths 1 Living 2 Cars

Land Size 710sqm approx.

Price \$780,000-\$820,000

Agents  
Toby Lee  
Zoe Le Page

0448 008 900  
0400 029 443



## 10 Bronzewing Street, Ocean Grove

### Bright Coastal Belle

Versatile & expansive floorplan with opportunity for home office at front.  
 Easy flow outdoors to north east alfresco deck & lawn.  
 Stunning open plan kitchen & 2 living zones for multi-purpose use.  
 Master bedroom separate from children's wing, w/ en suite & WIR.  
 3 more generously proportioned BRs, or home office, all with BIRs.  
 Superb family location within metres of playground & parkland.  
 New supermarkets, shops & health services – all within moments of home.

### For Sale

4 Beds 2 Baths 2 Living 1 Study 2 Cars

Land Size 528sqm approx.

Price \$745,000-\$795,000

Agents  
 Toby Lee  
 Ben Roberts

0448 008 900  
 0488 414 456



## 17 Duneview Drive, Ocean Grove

### Live In Style – There's Room For Everyone

Versatile & expansive floorplan with convenient study at front entry.  
 Easy flow outdoors to north-facing covered alfresco & synthetic lawn.  
 Coastal contemporary interiors with central kitchen & stone island bench.  
 3 distinctive zoned living zones for multi-purpose use.  
 Master bedroom separate from children's wing, features en-suite & WIR.  
 3 more generously proportioned BRs all with BIRs, central bathroom.  
 Superb family location moments from playgrounds & shops.

### For Sale

4 Beds 2 Baths 3 Living 1 Study 2 Cars

Land Size 520sqm approx.

Price \$745,000-\$795,000

Agents  
 Zoe Le Page  
 Ben Roberts

0400 029 443  
 0488 414 456



## 101A The Avenue, Ocean Grove

For Sale

Dream Opportunity in Premium Position

Rare vacant flat allotment in a sought-after old Ocean Grove location.  
330m<sup>2</sup> (approx.) site in Residential Growth Zone 3.  
Prime location offering a relaxed, coastal lifestyle in the heart of the town.  
20.1m<sup>2</sup> span allows for adaptable plans.  
A north-facing courtyard is possible, inviting year-round alfresco living.  
Easy strolling distance to shops, schools & untouched beaches.  
Investors or buyers, don't miss this one!

Land Size 330sqm approx.

Price \$685,000-\$750,000

Agents  
Ben Roberts  
Zoe Le Page

0488 414 456  
0400 029 443



## 1/12-14 Dare Street, Ocean Grove

For Sale

River & Beach Within Metre's

3 Beds 2 Baths 1 Living 1 Car

Wonderfully positioned only minutes from the Barwon River & beach!  
Living room offers direct access outdoor entertainment area and main BR.  
Kitchen appliances include a gas cooktop, electric oven and dishwasher.  
Two additional BRs share a sep toilet, & central main bathroom.  
Laundry with additional storage and direct outdoor access.  
Secure single Garage with roller door.  
Ducted gas heating, RC AC for extra comfort.

Price Contact Agent

Agents  
Toby Lee  
Zoe Le Page

0448 008 900  
0400 029 443



## 58 Kingston Downs Drive, Ocean Grove

### Lifestyle-Oriented Home with Parkland Vista

Equal parts indoor & outdoor living - a sought-after design on the coast. Large bedrooms & 2 living areas reflect the home's practical zoning. Master bed with WIR, en suite & parkland vista creates a private feel. Superb family location within a walk to school & sports grounds. Easy flow outdoors to covered alfresco deck for all-weather usage. Double garage + extra tandem parking in rear yard. Supermarket, shops & health services - all within moments of home.

### For Sale

3 Beds 2 Baths 2 Living 2 Cars

Land Size 709sqm approx.

Price \$675,000-\$735,000

Agents  
Zoe Le Page  
Ben Roberts

0400 029 443  
0488 414 456



## 2/32 Kalinga Road, Ocean Grove

### Charming Escape Steps From Lake & Town

Steps away from access to the Blue Waters Lake Reserve. Prized lake location in tightly held old Ocean Grove. Character-filled 2-bedroom home with 2 bathrooms. Sunny OP meals & living area oriented to capture north westerly aspect. Established succulent gardens with neighbouring trees. Easy access to Ocean Grove shops & cafes, popular primary school, river & beaches.

### For Sale

2 Beds 2 Baths 1 Living 1 Car

Land Size 290sqm approx.

Price \$650,000-\$690,000

Agents  
Zoe Le Page  
Toby Lee

0400 029 443  
0448 008 900



## 21 Cutter Street, Ocean Grove

A Sweet, Neat Retreat!

Minimalist, modern family home located close to all conveniences. Multiple living areas with handy adjacent alfresco area. Striking galley kitchen with stone benchtops & 900mm gas oven/cooktop. Master BR with ensuite and WIR, ducted heating & DLUG with internal entry. Located to benefit from newly completed shopping facilities close by. A fantastic permanent residence, investment property holiday weekender. Fully established and ready to go, within easy reach to local beaches.

For Sale

4 Beds 2 Baths 3 Living 2 Cars

Land Size 583sqm approx.

Price \$635,000-\$695,000

Agents  
Ben Roberts  
Zoe Le Page

0488 414 456  
0400 029 443



## 16 Thetis Street, Ocean Grove

Great Entry Level Home in Quiet Neighbourhood

Single level home in Oakdene Estate with 2 living areas. Family-friendly home with attractive façade in quiet local neighbourhood. Morning sunshine to main living & easy flow outdoors to covered alfresco. Spacious open plan kitchen, meals & living zones for multi-purpose use. Master bedroom separate from children's wing, with en-suite & WIR. 3 more well-proportioned BRs, or home office, all with BIRs. Family location close to playgrounds; schools, shops & health services.

For Sale

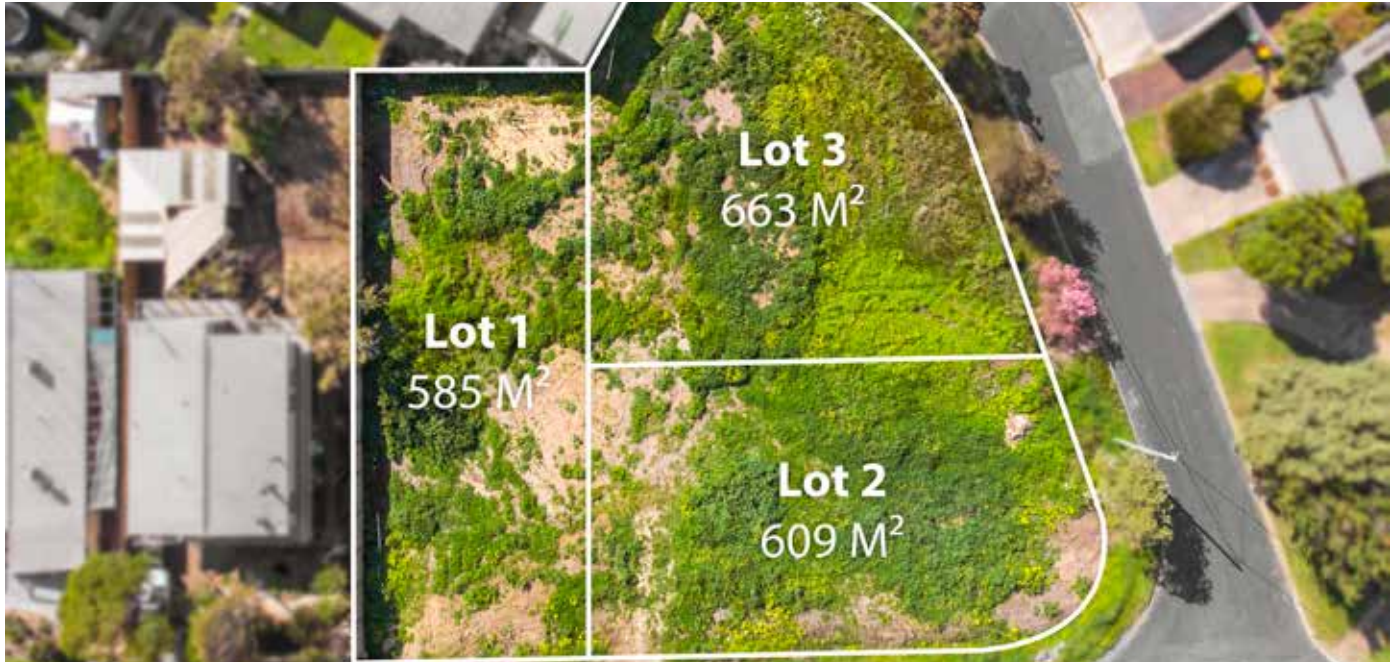
4 Beds 2 Baths 2 Living 2 Cars

Land Size 490sqm approx.

Price \$590,000-\$630,000

Agents  
Toby Lee  
Zoe Le Page

0448 008 900  
0400 029 443



## Lots 1, 2 & 3 Corvi Court, Ocean Grove

For Sale

Elevated Vacant Land With Ocean Views

- 585m<sup>2</sup> (approx.) of sought-after vacant land to build your dream home.
- Level ground, making construction a breeze
- Orientation takes full advantage of the Northerly sun
- Elevated allotment with ideal orientation for capturing expansive views.
- Easy walking distance to the new Market Place shopping complex, plus schools and stunning, untouched beaches all nearby
- One of the last remaining vacant allotments in this location.

Price from \$475,000

Agents  
Ben Roberts  
Zoe Le Page

0488 414 456  
0400 029 443



## 2/10 Draper Street, Ocean Grove

For Sale

Easy-Care Apartment In Central Old Grove

2 Beds 1 Baths 1 Living 1 Cars

Single level apartment with sunny position.  
Open plan living & meals area with SSAC & wall heaters.  
Well-presented gas kitchen with generous double pantry.  
Two bedrooms & shared access to bathroom.  
Wall to wall BIR & abundant natural light to master bedroom.  
Off-street parking provided for one car.  
Low maintenance enclosed garden & pergola.

Price \$465,000

Agents  
Zoe Le Page  
Toby Lee

0400 029 443  
0448 008 900



## 53 Eggleston Street, Ocean Grove

For Sale

### Easy Care Central Ocean Grove Block

One of very few vacant allotments in this desirable & established area. Popular, family-friendly original Ocean Grove neighbourhood. Build your dream home (STCA) on this 304m2 approx parcel of land. Easy strolling distance to shops, schools, sporting grounds & beaches. Land is cleared & ready for development, with ample 18m frontage. Investors or downsizer proposition, don't miss this one!

Land Size 304sqm approx.

Price \$450,000-\$495,000

Agents  
Ben Roberts  
Zoe Le Page

0488 414 456  
0400 029 443



## 48 Sunset Strip, Ocean Grove

For Sale

### Striking Elevated Position With Spectacular Views

A special opportunity awaits you to build your dream home on one of the last remaining vacant elevated allotments in this highly sought-after Ocean Grove locale. This rare position offers both a great connection to the beach, and dramatic views that take in a sweeping panorama incorporating sky, dunes and farmland. This 640sqm approx. site will appeal to those looking for a lifestyle or investment.

Land Size 640sqm approx.

Price \$400,000-\$440,000

Agents  
Ben Roberts  
Zoe Le Page

0488 414 456  
0400 029 443

# your rental team.



Bev Park  
0429 570 491  
Licensed Estate Agent  
Senior Property Manager



Holly Gay  
0411 030 740  
Licensed Estate Agent  
Property Manager



Emma Morphet  
5254 3100  
Assistant to  
Property Managers



## 2 Chiswick Court, Point Lonsdale

Sunlit, Waterfront Home in Private Pocket

Sun-lit waterfront 4BR home, in an idyllic Point Lonsdale pocket. Light filled open plan living overlooking picturesque Lonsdale Lakes. Fully renovated kitchen with SS apps and timber benchtops. Unrivalled outdoor connection via NF patio, down to waters edge. New carpet, window furnishings and freshly painted interior. SLUG, secure and private, multiple R/C air con units. The perfect established option in a peaceful Lonny location.

For Sale

4 Beds 2 Baths 3 Living 1 Cars

Land Size 747sqm approx.

Price \$1,050,000-\$1,150,000

Agents  
Lee Martin

0400 957 839



## 18A & 18B Langdon Street, Portarlington

Incredible Position With Bay Views

Desirable north facing orientation harnesses Bay views.  
 Spacious living & alfresco zones on both floors.  
 Sleek contemporary design promotes luxurious living.  
 OP living, kitchen & dining flooded with natural light.  
 Stylish master BR with en suite & well-fitted WIR.  
 Timber stairs complement polished concrete floors.  
 Less than 650m to bayside, short distance from shops, dining & parks.

For Sale

3 Beds 2 Baths 2 Living 1 Car

Price \$995,000 each

Agents  
 Lee Martin  
 Ben Roberts

0400 957 839  
 0488 414 456



## 8/36 Welfare Street, Portarlington

Tranquil Position With Bay Views

Panoramic 270° Bay views harness Bay views & the conservation reserve.  
 Sunlit OP living, dining/kitchen maximises the vista from this unique setting.  
 Master bedroom has en-suite, separate powder room & walk-through robe.  
 2 additional BR's downstairs with BIRs & central family bathroom.  
 Gas log fireplace + RC heating & cooling provide year-round comfort.  
 Current holiday rental return offers versatile opportunities for future.  
 Minutes from the main street of Portarlington & ferry service to Melbourne.

For Sale

3 Beds 2 Baths 1 Living 1 Cars

Land Size 351sqm approx.

Price \$620,000-\$650,000

Agents  
 Lee Martin

0400 957 839



## 17 The Rise, Portarlington

### Rise and Shine – Wake to Sunrise On The Bay

Custom-built single level property on one of 'The Rise's' highest points. Expansive rural vista & water views of Port Phillip Bay. Light-filled living, dining & kitchen captures easterly aspect. Master bedroom with en-suite, Bay views & north deck access. Established gardens featuring fruiting trees, vegies/herbs & lawn Area. Private, peaceful & tranquil space, 30mins to Geelong & mins from town, wineries, beaches & coastal town. -Port Philip commuters' ferry to Melb.

### For Sale

3 Beds 2 Baths 1 Living 2 Cars

Land Size 571sqm approx.

Price \$745,000-\$790,000

Agents  
Lee Martin

0400 957 839



## 11 Gemstone Street, St Leonards

### Fantastic Land Opportunity

An outstanding opportunity presents for those looking to purchase in the in-demand Bay Breeze Estate and build their dream home on the coast. This sizeable and level allotment is offered at an affordable price point, making an ideal home site for passive solar design, harnessing an enviable indoor/outdoor lifestyle for years to come.

### For Sale

Land Size 540sqm approx.

Price \$270,000

Agents  
Lee Martin

0400 957 839



## 68 Duchess Drive, St Leonards

For Sale

Affordable & Titled!

Titled and ready to be built on today!  
Receive \$25k HomeBuilder bonus, if eligible  
400sqm of level groundmaking construction a breeze.  
Northern orientation takes full advantage of the sun.  
Walk to St Leonards Golf Club, Lake Reserve and the main street.  
5 minutes to the pristine bayside beaches across St Leonards.  
15 minute drive to Portarlington-Docklands Ferry terminal.

Land Size 400sqm approx.

Price \$220,000-\$235,000

Agents  
Lee Martin

0400 957 839



## 71-79 Rhinds Road, Wallington

For Sale

Live the Country and Coast Lifestyle

Contemporary 4BR + study home on 2.5 (approx.) picturesque acres.  
Living zones maximise the sunny North & West aspects.  
Large kitchen positioned in the heart of the home.  
2nd living offers formal lounge & dining room with garden views.  
Master bedroom with ensuite with large shower & toilet.  
Mature Orchard (40 trees) producing a range of fruit.  
Only 5mins to Gateway Plaza, less than 10mins to shops, cafes & beach.

4 Beds 3 Baths 2 Living 4 Cars

Land Size 2.5 acres approx.

Price \$1,750,000

Agents  
Toby Lee  
Ben Roberts

0448 008 900  
0488 414 456

# What's your must-have?

- ☒ A cosy open fireplace
- ☒ A leafy street
- ☒ Friendly neighbours
- ☒ Peace and quiet
- ☒ Space for a veggie patch
- ☒ All of the above

No matter your must-haves you'll find the right neighbourhood and home on Homely.



Street and suburb reviews. Real estate for sale and rent.