



24th October - 30th October 2020



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 Coordinator



**Sara Arkoshy**  
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 & HR Manager



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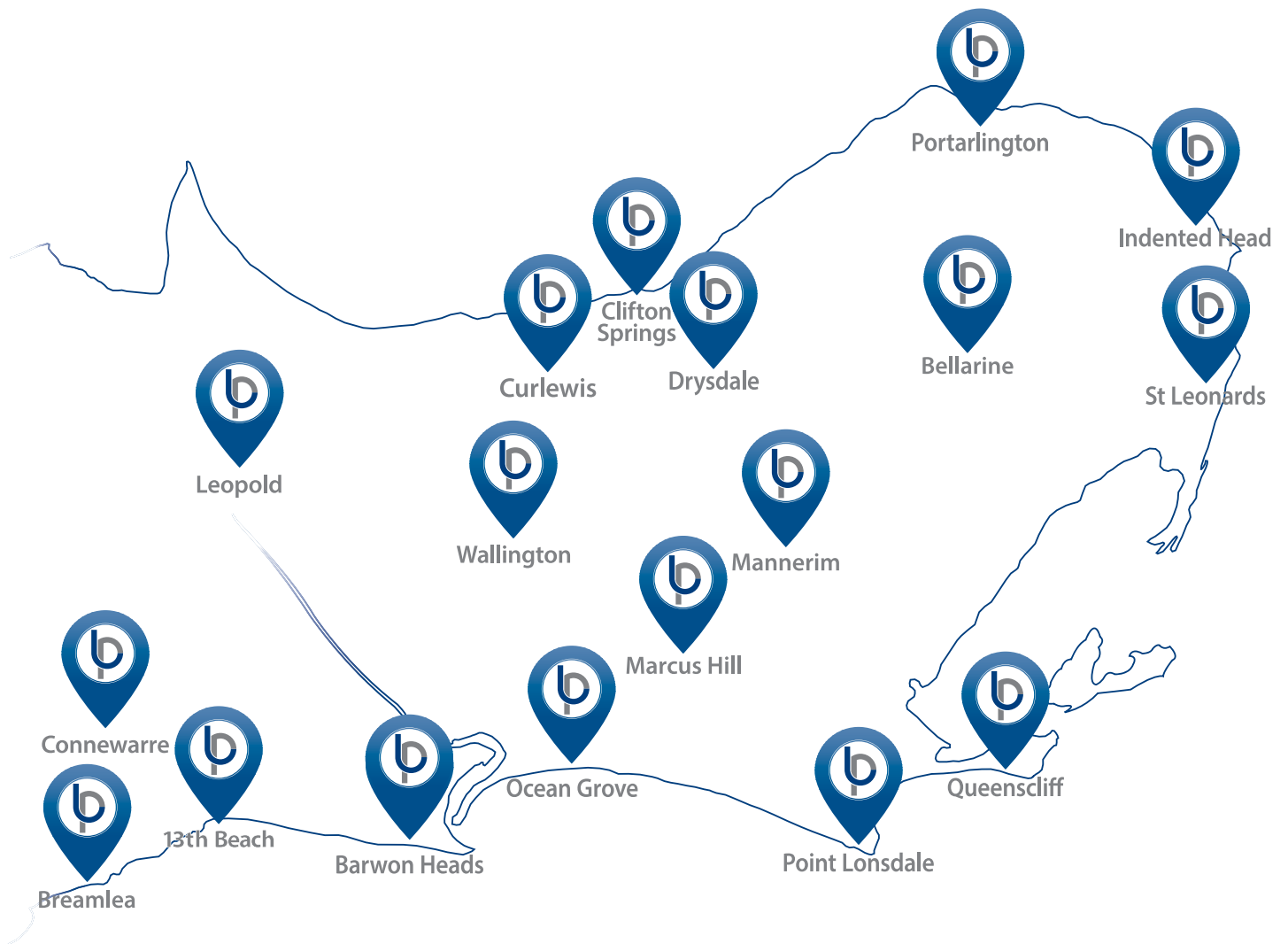


**Wendy Horach**  
 Weekend  
 Receptionist



**Kerry Street**  
 Weekend  
 Receptionist

We service the entire Bellarine Peninsula.



Find out more from our website.

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

# September Statistics

## Barwon Heads

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

Highest Sale Price  
**\$1,325,000**

Lowest Sale Price  
**\$675,000**

Average days on market  
**56**

Total properties sold  
**8**

## Clifton Springs

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

Highest Sale Price  
**\$1,330,000**

Lowest Sale Price  
**\$325,000**

Average days on market  
**66**

Total properties sold  
**12**

## Connewarre

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

Highest Sale Price  
**\$765,000**

Lowest Sale Price  
**\$765,000**

Average days on market  
**N/A**

Total properties sold  
**2**

## Drysdale

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

Highest Sale Price  
**\$787,000**

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

Average days on market  
**65**

Total properties sold  
**5**

## Indented Head

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**

## Leopold

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

Highest Sale Price  
**\$825,500**

Lowest Sale Price  
**\$398,500**

Average days on market  
**70**

Total properties sold  
**12**

## Ocean Grove

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

Highest Sale Price  
**\$2,445,000**

Lowest Sale Price  
**\$334,900**

Average days on market  
**70**

Total properties sold  
**65**

## Point Lonsdale

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

Highest Sale Price  
**\$1,650,000**

Lowest Sale Price  
**\$840,000**

Average days on market  
**61**

Total properties sold  
**8**

## Curlewis

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

Highest Sale Price  
**\$725,000**

Lowest Sale Price  
**\$265,000**

Average days on market  
**N/A**

Total properties sold  
**5**

## Portarlington

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

Highest Sale Price  
**\$865,000**

Lowest Sale Price  
**\$310,000**

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  
**2**

## Wallington

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

Highest Sale Price  
**\$1,650,000**

Lowest Sale Price  
**\$920,000**

Average days on market  
**N/A**

Total properties sold  
**2**

## St Leonards

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

Highest Sale Price  
**\$625,000**

Lowest Sale Price  
**\$232,500**

Average days on market  
**134**

Total properties sold  
**16**



# 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 Thurs 29th Oct 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

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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 \$3,200,000-\$3,500,000

Agents  
Ben Roberts  
Lee Martin

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# your barwon heads team.



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Director,  
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Peta Walter  
0439 354 362  
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

Position, River Views, Potential Plus!

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.

For Sale

4 Beds 2 Baths 3 Living 2 Cars

Land Size 1002sqm approx.

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

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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.

Under Offer

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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## 3 Culdee Court, Barwon Heads

A Winning Design Formula

Master on the ground floor with ensuite & WIR. OP kitchen, dining & lounge flowing to the outdoor alfresco & pool area. 3 large bedrooms all with BIR. Ducted heating & cooling with gas fireplace in lounge room. DLUG positioned to privatize entertainment around the pool & alfresco. Terms - 10% Deposit, Balance 14 Days after Certificate of Occupancy is issued. Completion Date May 2021

For Sale

4 Beds 2 Baths 2 Living 2 Cars

Land Size 500sqm approx.

Price \$1,650,000

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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 Terrace 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.

Under Offer

3 Beds 2 Baths 2 Living 2 Cars

Price Contact Agent

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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!

Under Offer

Land Size 500sqm approx.

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

Agents  
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Christian Bartley

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## 1C Grandview Parade, Barwon Heads

For Sale

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.

Land Size 440sqm approx.

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

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## 65 Taits Road, Barwon Heads

For Sale

Ideal First Barwon Heads Property

So much space on 666sqm (approx.) offers versatility for future plans. Three bedrooms & central family bathroom. North orientation with sunlit open plan kitchen, meals & living. Recently replaced carpets, brand-new split system heating & cooling. Low maintenance surrounds, perfect for green thumbs to make their mark. Large double garage plus ample on-site parking for extra vehicles & toys. Handy proximity to the river, beach, Village Parklands, town & school.

3 Beds 1 Bath 2 Living 2 Cars

Land Size 666sqm approx.

Price \$870,000-\$950,000

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## 31 Sapphire 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 \$1,650,000-\$1,750,000

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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

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## 59 Samphire Drive, Connewarre

### Breathtaking Samphire Sanctuary

Designed to elevate your lifestyle, build2grow has built this home. Planned to integrate with its surrounds & invite the greenery inside. Neutral palette of reveals the warmth of timber with concrete floors. Distinctive style meets clever design to achieve seemingly endless space. Sheltered north & west aspects makes this the site for great entertaining. Highly sought-after 13th Beach Estate close to Clubhouse, with direct access to 13th Beach.

For Sale

4 Beds 3 Baths 2 Living 3 Cars

Land Size 1,100sqm approx.

Price \$1,590,000-\$1,700,000

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# your bellarine agent.



Lee Martin

0400 957 839

Bellarine Sales Agent





## 83 Dandarriga Drive, Clifton Springs

Family Home With Superb Bay Views

Breathtaking rural & water views of Corio Bay, Geelong & the You Yangs. Two storey property with balcony & extensive, private entertainer's deck. Modern kitchen & bathroom feature stone benchtops & premium fittings. Dual living zones offer versatility for the ever-evolving needs of family life. S/S heating/cooling, soft carpets & sensational Stringybark timber floors. Established gardens & fruit trees, plus a fully lined double garage. Walk to playground, minutes to town for shopping, schools & bay beaches.

For Sale

3 Beds 1 Bath 2 Living 1 Car

Land Size 585sqm approx.

Price \$590,000-\$645,000

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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

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## 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  
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## 21-29 Settlement Road North, Drysdale

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.

For Sale

5 Beds 4 Baths 4 Living 1 Study 3 Cars

Land Size 14 acres approx.

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

Agents  
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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  
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## 64 De Burgh Road, Drysdale

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!

For Sale

Land Size 639sqm approx.

Price \$275,000

Agents  
Lee Martin

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## 40 Newcombe Street, Drysdale

For Sale

Titled Land in Boutique Waterway Estate!

410m<sup>2</sup> (approx.) of vacant land to build your dream home or investment.  
13.49 metres frontage.

Land Size 410sqm approx.

Price \$245,000

House and Land packages available.

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

One of the last remaining vacant allotments in this desirable location.  
A special project or investment - Investors and downsizers , be quick!

Agents  
Lee Martin

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## 58 De Burgh Road, Drysdale

For Sale

Perfect Unit Site in Sought After Central Drysdale

444m<sup>2</sup> (approx.) of sought-after vacant land to build your dream home.  
Level allotment, perfect unit site makes building and site access a breeze.

Land Size 444sqm approx.

Price \$230,000

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 downsizers , be quick.

Agents  
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## 60 De Burgh Road, Drysdale

For Sale

Perfect Unit Site in Sought After Central Drysdale

345m<sup>2</sup> (approx.) of sought-after vacant land to build your dream home. Level allotment, perfect unit site makes building and site access a breeze. House and Land packages availabl.

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 downsizers , be quick!

Land Size 345sqm approx.

Price \$220,000

Agents  
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## 187-213 Ash Road, Leopold

For Sale

Lakeside Rural Lifestyle Property on 40 Acres approx.

Rare lifestyle opportunity on 40 stunning acres overlooking Connewarre. Build a home with absolute lake frontage (STCA) & stunning views. Established cypress shelterbelts with stunning gums trees.

Two large electric fenced paddocks; subdivide more paddocks. Hayshed, machinery/utility/wood sheds, plus cattle yards & loading ramp. Original liveable 3 bedroom, 1 bathroom classic farm cottage of its era. Close to school & Gateway Plaza, easy access to Geelong CBD & coast.

3 Beds 1 Bath 2 Living 4 Cars

Land Size 40 acres approx

Price \$2,750,000-\$2,850,000

Agents  
Lee Martin

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## 1035 Bellarine Highway, Leopold

'Ash Grange' rural sanctuary

Ultimate family lifestyle property set on 5 acres (approx).  
 Main home plus semi s/c guest studio (ideal for teen retreat).  
 Family kitchen with OP meals & woodfire lounge + formal lounge & dining.  
 Alfresco entertaining deck with Vergola roof & awnings.  
 Gas heated swim spa with deck, full-sized tennis court, cubby house.  
 2 paddocks with troughs, stables, sheep yard, large chicken enclosure.  
 A few minutes to Gateway Plaza SC, convenient easy access to Geelong.

For Sale

5 Beds 4 Baths 3 Living 2 Cars

Land Size 5 acres approx

Price \$1,650,000

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

Outstanding opportunity for Low Maintenance Living

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!

For Sale

3 Beds 2 Baths 1 Living 2 Cars

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

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## 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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Property Sales



## 23 Sea Breeze Court, Ocean Grove

Sea Breeze

Sea Breeze is home to a local builder & designed by a local architect. Luxury living with scenic views from Cape Schanck to Barwon Heads Bluff. Harmonious connection to outdoors via glazing & custom stacker doors. Standout kitchen & sunken lounge upstairs with gas fireplace & balcony. Interior & exterior finishes epitomise luxury, with stone, timber & glass. Deck & alfresco overlook Magna therapy salt-chlorinated heated pool. Theatre room with drop down ceiling mount projector & surround sound.

Off Market

4 Beds 3 Baths 2 Living 1 Study 3 Cars

Land Size 765sqm approx.

Price Contact Agent

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## 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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## 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

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## 52-54 Yellow Gum Drive, Ocean Grove

The Black House in Exclusive Yellow Gums

Custom-built Silvertop Ash home on 5046sqm (approx.)  
 Stunning central kitchen, open plan dining & lounge with wood fire.  
 Every room faces north, overlooking lawn, native garden & BBQ pavilion.  
 Dedicated parents wing, combining bedroom, en-suite, WIR & study nook.  
 East & west wings provide functional zoning for the needs of a family.  
 DLUG w/workshop, shed, water tank, + provision for shedding - add  
 building envelope of 511sqm. Only minutes to shops, schools & beaches.

Off Market

4 Beds 2 Baths 2 Living 1 Study 2 Cars

Land Size 5046sqm approx.

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

Agents  
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 Trent Ludlow

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## 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  
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## 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!

For Sale

4 Beds 3 Baths 2 Living 2 Cars

Land Size 613sqm approx.

Price Contact Agent

Agents  
Ben Roberts  
Toby Lee

0488 414 456  
0448 008 900





## 37 Cerberus Drive, Ocean Grove

For Sale

Huge Block in Oakdene Champions Country to Coast Lifestyle

4 Beds 2 Baths 2 Living 1 Study 2 Cars

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.

Land Size 1467sqm approx.

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

Agents  
Ben Roberts  
Toby Lee

0488 414 456  
0448 008 900



## 32 Lelean Street, Ocean Grove

For Sale

When Only The Best Will Do

4 Beds 2 Baths 2 Living 2 Cars

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, café's & dining.

Land Size 400sqm approx.

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

Agents  
Zoe Le Page  
Ben Roberts

0400 029 443  
0488 414 456



Artist's Impression

## 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



## 2/64 Madeley Street, Ocean Grove

A Class Above In Old Grove

Immaculate 3BR residence in one of the best locations in old Grove! Flat stroll to OG Tennis Club & close to shops, sporting reserves & schools. Every window frames garden views; manicured landscaping with lawn. Striking kitchen with solid granite benches & 2-pack cabinetry. Catch the sun in outdoor alfresco & doors from Master to the garden. DLUG with built-in home office cabinetry, phone point & internal entry.

For Sale

3 Beds 2 Baths 2 Living 2 Cars

Land Size 579sqm approx.

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

Agents

Zoe Le Page

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

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



## 15A Heath Close, Ocean Grove

Brand New Townhouse in Leafy Court

Spacious townhouse from quality local builders, Avery Constructions. Private position in a leafy neighbourhood promises modern living. Clean architectural façade with soaring cathedral ceiling. Glass doors from living areas permit seamless indoor-outdoor flow. Family-friendly floor plan with 3BRs, 2 bathrooms & dual-living areas. Only moments to shops, cafes, schools, sporting facilities & beaches. Due for completion April 2021.

Off Market

3 Beds 2 Baths 2 Living 2 Cars

Land Size 470sqm approx.

Price \$945,000-\$995,000

Agents  
Ben Roberts  
Toby Lee

0488 414 456  
0448 008 900





## 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 \$885,000-\$935,000

Agents  
Ben Roberts  
Toby Lee

0488 414 456  
0448 008 900



## 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



## 16 Warrumbungle Close, Ocean Grove

Ease of Living in Peaceful Neighbourhood

Floorplan champions accessibility with zoned living & sleeping quarters. Easy flow outdoors via sliding doors to covered entertaining area. Low maintenance established gardens, privacy screening + garden shed. OP kitchen, meals & living, plus family-friendly 2nd living & rumpus rooms. Master bed with WIR & ensuite + 3 add bedrooms with ceiling fans & BIRs. Double lock-up garage with convenient internal & rear access doors. Quiet neighbourhood within minutes of shopping centres & schools.

For Sale

4 Beds 2 Baths 3 Living 2 Cars

Land Size 592sqm approx.

Price \$775,000-\$850,000

Agents  
Ben Roberts  
Zoe Le Page

0488 414 456  
0400 029 443





## 35 Blue Waters Drive, Ocean Grove

Spectacular Lake & Parkland Views

Located in the desirable Blue Waters Lake precinct, close to local school. Elevated picturesque position with lake & parkland views. Recent updates include new kitchen, bathroom, SSAC, & cladding. Charming house on the high side of Blue Waters Drive, w/ S/S heat/cool. Flexible 2-3 bed floorplan with OP living; first home or investment. Established gardens & outdoor seating retreats; peaceful, calm, paradise.

For Sale

2 Beds 1 Bath 1 Living 1 Study 2 Cars

Land Size 605sqm approx.

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

Agents  
Zoe Le Page  
Ben Roberts

0400 029 443  
0488 414 456



## 101A The Avenue, Ocean Grove

Dream Opportunity in Premium Position

Rare vacant flat allotment in a sought-after old Ocean Grove location. 330m2 (approx.) site in Residential Growth Zone 3. Prime location offering a relaxed, coastal lifestyle in the heart of the town. 20.1m2 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!

For Sale

Land Size 330sqm approx.

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

Agents  
Ben Roberts  
Zoe Le Page

0488 414 456  
0400 029 443





## 5 Redwood Place, Ocean Grove

Spacious Family Home Near Parks

Stunning Metricon design has generous living & entertaining spaces. 4 bedrooms & 3 distinctive living areas offer the versatility. Entertain in style - all-weather covered alfresco & extensive deck. Stone-topped island & benches complement tiled splashback. Master retreat separate from children's wing, with luxurious en suite & WIR. Double gates to fenced yard provide extra parking. Walk to the lake, parks & schools; stroll to the shops & cafes.

For Sale

4 Beds 2 Baths 3 Living 2 Cars

Land Size 630sqm approx.

Price \$685,000-\$725,000

Agents  
Toby Lee  
Ben Roberts

0448 008 900  
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

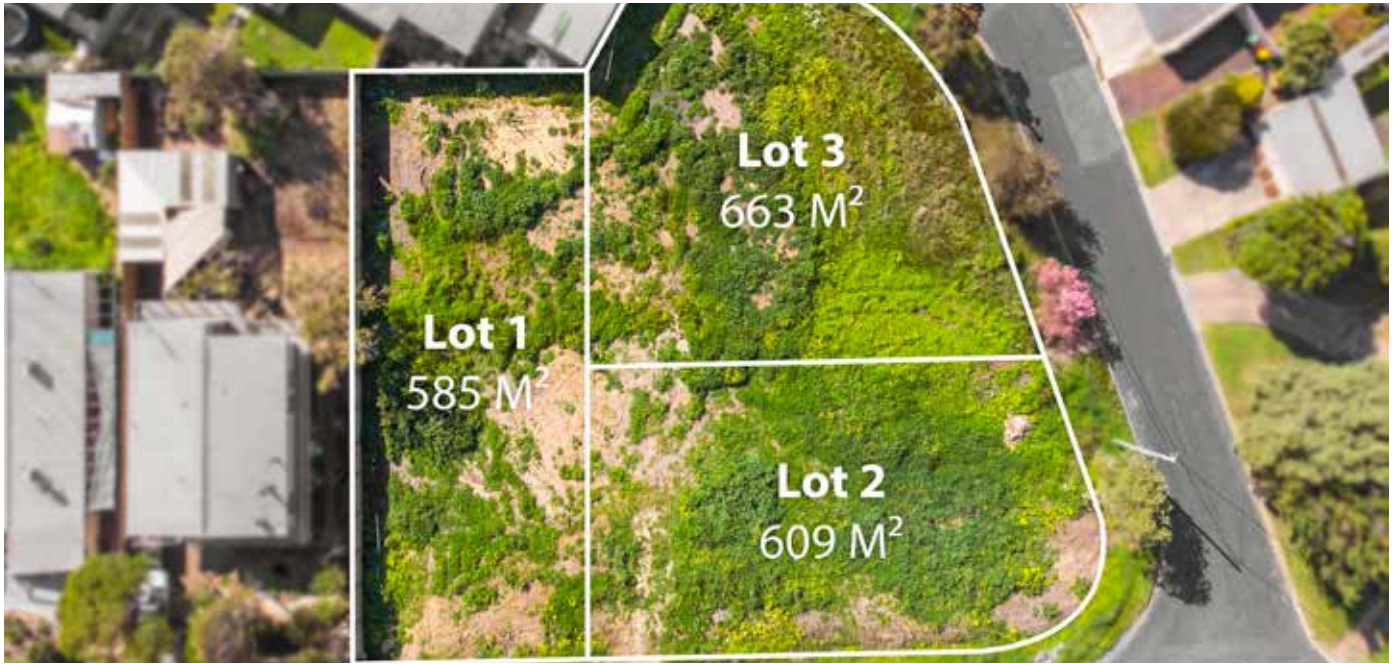
Land Size 290sqm approx.

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

Agents  
Zoe Le Page  
Toby Lee

0400 029 443  
0448 008 900





## 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

# 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 \$990,000-1,050,000

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





## 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



## 68 Duchess Drive, St Leonards

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.

For Sale

Land Size 400sqm approx.

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

Agents  
Lee Martin

0400 957 839

# 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.



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