



21st November - 27th November 2020



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Licensed Estate Agent
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Assistant
Property Manager



Lisa Buckley
Marketing
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Rachel Daines
Marketing Assistant/
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Sara Arkoshy
Financial Controller
& HR Manager



Michelle Sambucco
Sales Coordinator



Alex Bradley
Sales Coordinator



Fiona Fahey
Weekend Receptionist

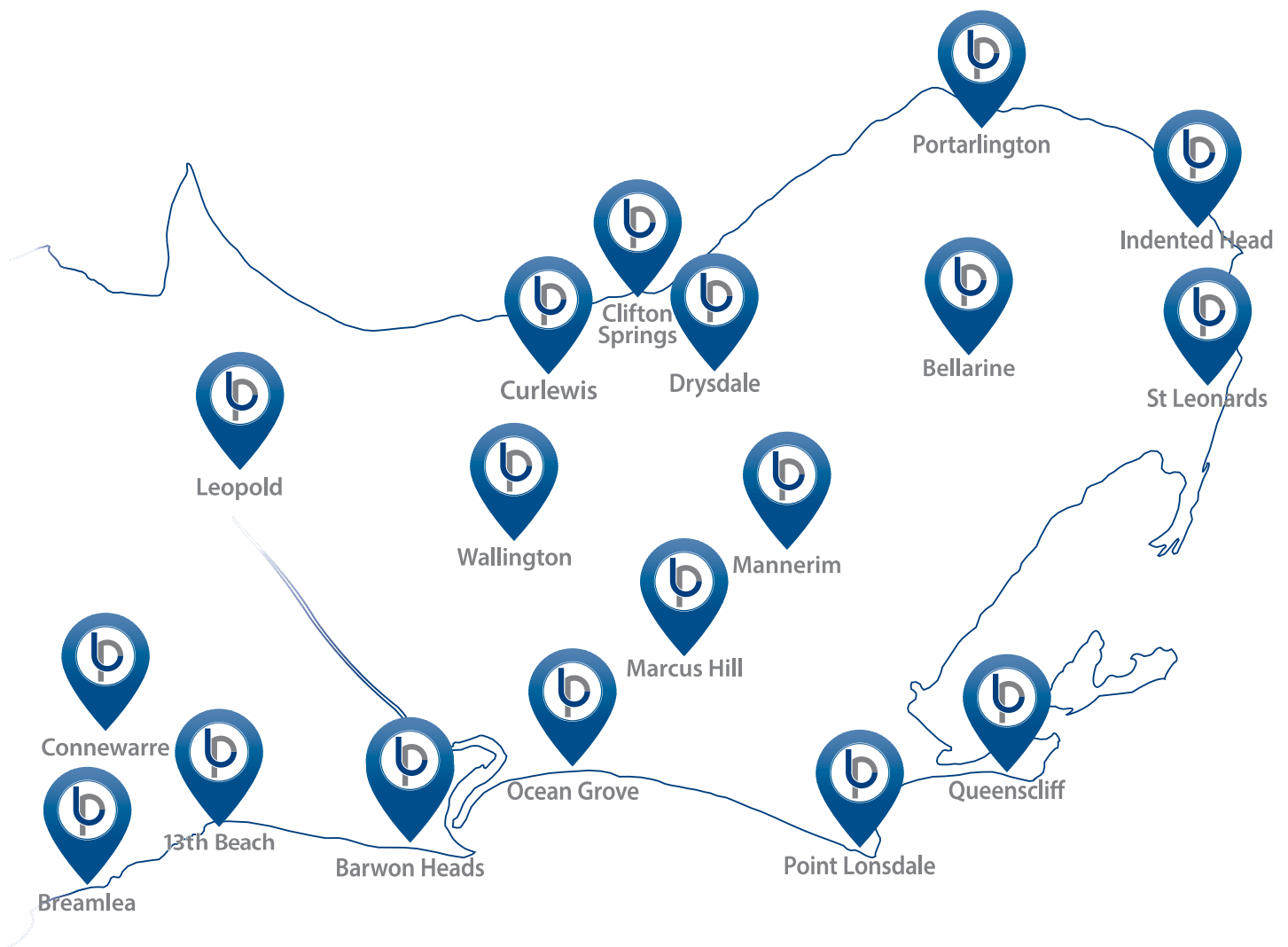


Wendy Horach
Weekend Receptionist



Kerry Street
Weekend Receptionist

We service the entire Bellarine Peninsula.



Find out more from our website.

bellarineproperty.com.au

October Statistics

Barwon Heads

Median Sale Price
\$1,050,000

Highest Sale Price
\$3,100,000

Lowest Sale Price
\$970,000

Average days on market
53

Total properties sold
9

Clifton Springs

Median Sale Price
\$510,000

Highest Sale Price
\$1,535,000

Lowest Sale Price
\$350,000

Average days on market
81

Total properties sold
14

Connewarre

Median Sale Price
\$1,487,500

Highest Sale Price
\$595,000

Lowest Sale Price
\$415,000

Average days on market
N/A

Total properties sold
2

Drysdale

Median Sale Price
\$580,000

Highest Sale Price
\$697,000

Lowest Sale Price
\$280,000

Average days on market
70

Total properties sold
10

Indented Head

Median Sale Price
\$605,000

Highest Sale Price
N/A

Lowest Sale Price
N/A

Average days on market
N/A

Total properties sold
2

Leopold

Median Sale Price
\$520,000

Highest Sale Price
\$1,240,000

Lowest Sale Price
\$431,000

Average days on market
60

Total properties sold
15

Ocean Grove

Median Sale Price
\$745,000

Highest Sale Price
\$2,150,000

Lowest Sale Price
\$155,000

Average days on market
70

Total properties sold
64

Point Lonsdale

Median Sale Price
\$955,000

Highest Sale Price
\$755,000

Lowest Sale Price
\$755,000

Average days on market
99

Total properties sold
8

Curlewis

Median Sale Price
\$548,000

Highest Sale Price
\$797,500

Lowest Sale Price
\$240,000

Average days on market
N/A

Total properties sold
6

Portarlington

Median Sale Price
\$645,000

Highest Sale Price
\$955,000

Lowest Sale Price
\$405,000

Average days on market
N/A

Total properties sold
6

Queenscliff

Median Sale Price
\$917,500

Highest Sale Price
N/A

Lowest Sale Price
N/A

Average days on market
69

Total properties sold
2

Wallington

Median Sale Price
\$1,245,000

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
\$550,000

Highest Sale Price
\$710,000

Lowest Sale Price
\$218,000

Average days on market
N/A

Total properties sold
28

Alkira

100 The Parade | Ocean Grove



2 bed | 2 bath | 1 car

80% SOLD

- Contact Ben Roberts 0488 414 456 -



72-80 Greenhills Road, Bellarine

Immaculately presented lifestyle property with enviable rural outlooks across the rolling greens of Scotchmans Hill and just moments from Bayside beaches.

Stunning, fully renovated 4BR homestead with additional fully self contained 1BR unit with separate entry & individual power supply.

Fully automated swimming pool, north/south orientated full size tennis court with new artificial turf, Beefmaster BBQ, pizza oven and yoga studio/home gym.

Horse yards, shelter, round yard, arena, hot wire to paddocks and Think Fencing plastic post and rail fencing and gates to ensure no maintenance.

Multiple shed, breeding aviary, chicken coop, 2 x dog runs, 1 x cat run and Grow Fresh hot house with veggie garden and self watering system.

A carefully presented, incomparable property with everything you could wish for - And more!

For Sale

5 Beds 3 Baths 4 Living 1 Study 7 Cars

Land Size
3 acres approx.

Price
Contact Agent

Contact
Lee Martin
Levi Turner
Office

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0408 552 539
5254 3100



4/73 The Terrace, Ocean Grove

Great Entry Investment

Key investment features include:
 Secure lease with options until 2024
 Current rental income of \$21,000 p.a. approx.
 Strong rental growth with annual increases
 Current annual return of 5% approx.
 Thriving coastal location in town centre
 The property is positioned within the busy Trak Arcade.

For Sale

37sqm meters floor space

For Sale \$399,000

Agents
 Levi Turner

0408 552 539



60 & 62 Stephens Parade, Barwon Heads

Rare Vacant Land in Dream Coastal Location

Once in a lifetime opportunity to own vacant land in exclusive precinct.
 Elevated block offers potential for golf course views & sunrises & sunsets.
 Tucked away in blue-chip precinct ready to build your dream home.
 This site is surrounded by architectural homes & a connection to nature.
 North frontage oriented to maximise sunshine & preserve privacy.
 One of the Bellarine's most tightly held locales – buy one or both
 neighbouring vacant blocks!

Coming Soon

Land Size 1518sqm each approx.

Price Contact Agent

Agents
 Christian Bartley
 Levi Turner

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 0408 552 539



61 Carr Street, Barwon Heads

Colourful Beachside Home

Meticulously renovated home 693sqm (approx.), borne of a love of colour. Positioned on exclusive Carr St, close to river, shops with private entry. Living areas/dining/kitchen overlook every part of the outdoor area. 2-storey FP includes a loft; oriented to embrace indoor-outdoor living. Beautiful surrounds with established Mediterranean-style gardens. Breathtaking Master with lux ensuite & custom oak bed & cabinetry. 4 bedrooms, 4 bathrooms, 4 living areas for the ultimate coastal lifestyle.

For Sale

4 Beds 4 Baths 4 Living 2 Cars

Land Size 693sqm approx.

Price \$2,450,000-\$2,650,000

Agents
Levi Turner
Peta Walter

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0439 354 362



19-20 Warrenbeen Court, Barwon Heads

Coast Meets Country on Stunning Double Block

Family-friendly floor plan with rural outlook, 4 bedrooms, 2 living, 2 baths. Huge decks overlook low maintenance lawn & natural Moonah trees. Open plan living, meals & kitchen with s/s appliances & ample storage. Main living zone flows to north deck, wood fire heating is ducted to 3 beds. Cosy 2nd living space/rumpus room with SSAC & westerly rural outlook. Study & Master bedroom boasts stunning vista, SSAC, WIR & en suite. Separate studio offers extra accom, home business or teenager's retreat.

Off Market

4 Beds 2 Baths 2 Living 1 Study 3 Cars

Land Size 2944sqm approx.

Price \$2,100,000-\$2,250,000

Agents
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your barwon heads team.



Christian Bartley
0410 695 325
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Property Sales



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

Agents
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126 Hitchcock Avenue, Barwon Heads

Central Barwon Heads Family Home

Centrally located home close to Village Parklands & the Barwon River. North & East-facing covered veranda's offer entertaining space. 3 bedrooms, 1 bathroom & recently upgraded appliances to the kitchen. North-facing orientation with OP kitchen, meals & living & wood fire heater. Low maintenance, fenced yard with gardens & ample off-street parking. Large garage & workshop space for tinkering & storage. Close to shops, river, beach & school, everything is close to home!

For Sale

3 Beds 1 Bath 1 Living 2 Cars

Land Size 569sqm approx.

Price \$1,190,000-\$1,290,000

Agents
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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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1/86 Hitchcock Avenue, Barwon Heads

Holidays On Hitchcock!

Cool, calm and ultra convenient 3BR townhouse on Hitchcock Ave. OP living, kitchen and dining with access to private balcony. Top grade Smeg appliances and stone benchtops to the kitchen. Spacious master BR with ample BIRs and ensuite bathroom. Exposed hardwood trusses and timber floors add character. Relaxed beach house vibes in an unrivalled main street location. SLUG with additional privatised parking space to the rear.

For Sale

3 Beds 2 Baths 1 Living 2 Cars

Price \$940,000-\$1,025,000

Agents
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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 \$1,650,000-\$1,750,000

Agents
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Peta Walter

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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

Agents
Levi Turner
Peta Walter

0408 552 539
0439 354 362

your bellarine agent.



Lee Martin
0400 957 839
Bellarine Sales Agent



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

Agents
Lee Martin

0400 957 839



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-\$620,000

Agents
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Levi Turner

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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

0400 957 839



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

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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
Lee Martin

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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
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
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9 Condy Street, Drysdale

Classic home, central location!

Classic brick home on 609m2 (approx.) block, close to Main Street. Huge 18x6m (approx.) carports doubles as alfresco area. Spacious floorplan with 3 bedrooms & adaptable living spaces. Master BR with WIR & ensuite. Central open plan kitchen, living, meals area. Walk easily to all of Drysdale's best amenities. First home buyer opportunity.

For Sale

3 Beds 2 Baths 2 Living 3 Cars

Land Size 609sqm approx.

Price \$530,000-\$590,000

Agents
Lee Martin

0400 957 839



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 \$275,000

Agents
Lee Martin

0400 957 839



40 Newcombe Street, Drysdale

For Sale

Titled Land in Boutique Waterway Estate!

410m2 (approx.) of vacant land to build your dream home or investment. 13.49 metres frontage. 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!

Land Size 410sqm approx.

Price \$245,000

Agents
Lee Martin

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187-213 Ash Road, Leopold

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.

For Sale

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

Agents
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Ben Roberts

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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

Agents
Ben Roberts
Lee Martin

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0400 957 839

your ocean grove team.



Ben Roberts
0488 414 456
Director,
Licensed Estate Agent



Toby Lee
0448 008 900
Licensed Estate Agent



Zoe Le Page
0400 029 443
Property Sales



53A The Avenue, Ocean Grove

This stunning custom-built home makes an impact from the moment you first spy the impressive 3-storey timber-clad façade.

With a core of galvanized steel & a cache of lifestyle-enhancing fixtures and finishes, the result is a resounding synergy of engineering & design.

Multiple living spaces & luxuriously appointed bedrooms & bathrooms meet spectacular panoramic views of the coastal environment.

Walk to the shops, parkland or school within a 400m radius, with surf views inspiring daily walks at nearby Ocean Grove main beach.

Lifestyle-enhancing inclusions include a Domus lift, bar, alfresco & heated mineral pool, making this more than just a place to call home.

Off Market

4 Beds 3 Baths 2 Living 2 Cars

Land Size
426sqm .

Price
Contact Agent

Contact
Ben Roberts
Toby Lee
Office

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5254 3100



23 Sea Breeze Court, Ocean Grove

Built to exacting specifications in the pursuit of honouring this extraordinary elevated site, this triumphant home plays to some of the region's most exclusive sea views. Sea Breeze delivers on its name, boasting commanding vistas from the Bluff to The Heads, Point Nepean & beyond to Cape Schanck.

Home to a local builder, & designed by a local architect to respond perfectly to its place, it sits at the highest point of a secluded court with lake views & a 230' ocean panorama.

Stone, timber & glass create a wonderfully comfortable & fortified environment, built to not only withstand the seasons, but invite them in...

From the standout kitchen to the sunken lounge, impressive balconies & solar-heated swimming pool, this property will appeal to those seeking their dream home in a beachfront locale.

Smart, practical & inspiring, this never-to-be-replicated opportunity will transform your way of life. A beautiful view, inside and out.

For Sale

4 Beds 3 Baths 3 Living 1 Study 5 Cars

Land Size
765sqm approx.

Price
\$2,950,000- \$3,245,000

Contact
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Zoe Le Page
Office

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5254 3100



41 The Avenue, Ocean Grove

Picture Perfect Bluff Views

4BR executive home in covetable Old Ocean Grove location. Walk to patrolled surf beaches and all practical assets. OP living, dining & kitchen enjoying heightened ceilings. Minor BRs to the lower level, master suite with WIR and ensuite. Invaluable uninterrupted views of the Bluff and Barwon Estuary.. DLUG, ceiling fans, Rinnai gas fire and spit system A/C. Coastal living at its finest!

For Sale

4 Beds 2 Baths 2 Living 2 Cars

Land Size 490sqm approx.

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

Agents
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Toby Lee

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0448 008 900



4/97 The Avenue, Ocean Grove

'Carramah' Ocean Grove's new high-water mark

'Carramah' is named from an Aboriginal word meaning "shade of trees". Architecturally crafted residences blend nature & form in effortless luxury. Dble height & custom lighting drenches layers of stone & timber in light. 2nd living area option offers flexibility of 2nd master, home office or retreat. Contemporary form & finishes enliven these homes, bringing a unique elegance to Ocean Grove.

For Sale

3 Beds 2 Baths 1 Living 1 Cars

Price \$1,175,000-\$1,290,000

Agents
Ben Roberts
Zoe Le Page

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114 Presidents Avenue, Ocean Grove

Off Market

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.

4 Beds 3 Baths 2 Living 2 Cars

Land Size 368sqm approx.

Price Contact Agent

Agents
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52-54 Yellow Gum Drive, Ocean Grove

Off Market

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.

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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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
Toby Lee
Ben Roberts

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37 Cerberus Drive, Ocean Grove

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.

For Sale

4 Beds 2 Baths 2 Living 1 Study 2 Cars

Land Size 1467sqm approx.

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

Agents
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5 Sheoak Court, Ocean Grove

Stylish Coastal Abode In Prestige Location

Stunning 3BR home in a desirable Old Ocean Grove location. OP living, dining and kitchen infused with natural light. Soaring skillion ceilings compliment featured Spotted Gum posts. 2nd living room offers flexibility as a 4th BR if the need arises. Entertainers kitchen with Smeg wall oven and induction cooktop. Access to 2 privatised courtyard/decks from the kitchen and living. DLUG with large rear access, UPVC double glazed windows.

For Sale

3 Beds 2 Baths 2 Living 2 Cars

Land Size 632sqm approx.

Price \$1,190,000-\$1,290,000

Agents
Toby Lee
Ben Roberts

0448 008 900
0488 414 456



1/155 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.

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

Agents
Toby Lee
Ben Roberts

0448 008 900
0488 414 456



78 Tuckfield Street, Ocean Grove

For Sale

Hampton's Style Renovation With Panoramic Ocean Views

3 Beds 2 Baths 3 Living 4 Cars

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.

Land Size 709sqm approx.

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

Agents
Toby Lee
Ben Roberts

0448 008 900
0488 414 456



2/64 Madeley Street, Ocean Grove

For Sale

A Class Above In Old Grove

3 Beds 2 Baths 2 Living 2 Cars

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.

Land Size 579sqm approx.

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

Agents
Zoe Le Page
Ben Roberts

0400 029 443
0488 414 456



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
Zoe Le Page
Ben Roberts

0400 029 443
0488 414 456



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



212A & 212B Thacker Street, Ocean Grove

Stylish Courtyard Living

Contemporary coastal living in low maintenance surrounds. Minutes from town & beaches on the boundary of Old Ocean Grove. With superior fittings & fixtures, including Bosch apps & stone countertops. Banks of glazing create a seamless connection to the outdoors. Deck extends the sense of space beyond the OP living zone. Auto DLUG with slimline panel lift door, auto remote entry & built-in storage. Act quickly to secure potential stamp duty savings.

For Sale

3 Beds 2 Baths 2 Living 2 Cars

Price \$975,000-\$1,050,000

Agents
Ben Roberts
Zoe Le Page

0488 414 456
0400 029 443



1/21 Benjamin Court, Ocean Grove

Beautifully Presented Home With Nothing To Do Except Enjoy The View!

Sandstone, double-story design with sea views from upper level. kitchen with S/S appliances, ample bench space & great storage. Generous master upstairs with WIR & en suite. DLUG with internal access and 2 car spaces on aggregate driveway. Secure backyard with garage access & side gate. Low-maintenance native gardens with outdoor shower. Garden shed, 3000L water tank, gas/solar hot water.

For Sale

3 Beds 2 Baths 2 Living 1 Study 2 Cars

Land Size 439sqm approx.

Price \$945,000-\$1,045,000

Agents
Toby Lee
Ben Roberts

0448 008 900
0488 414 456



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



8A Callistemon Court, Ocean Grove

Attractive Home in Exclusive Old Ocean Grove

Single level townhouse oriented to maximise the sunshine & ventilation. Raked ceilings & windows invite sun into OP kitchen, living & meals area. 3 bedrooms: Master with ensuite & WIR (minors with BIRs) + home office. Soothing interior, Spotted Gum timber floors & double-glazed windows. Beautiful garden with covered north-facing alfresco entertaining area. Quiet location, close to shops, schools, sports facilities & beaches.

For Sale

3 Beds 2 Baths 2 Living 1 Study 2 Cars

Land Size 440sqm approx.

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

Agents
Ben Roberts
Zoe Le Page

0488 414 456
0400 029 443



3/97 The Avenue, Ocean Grove

'Carramah' Ocean Grove's new high-water mark

'Carramah' is named from an Aboriginal word meaning "shade of trees". Architecturally crafted residences blend nature & form - in effortless luxury. Double height & custom lighting drenches layers of stone & timber in light. 2nd bedroom offers flexibility for guest, home office or retreat. Contemporary form & finishes enliven these homes, bringing a unique elegance to Ocean Grove.

For Sale

2 Beds 2 Baths 1 Living 1 Cars

Price \$895,000-\$975,000

Agents
Ben Roberts
Zoe Le Page

0488 414 456
0400 029 443



2/4 Sunset Place, Ocean Grove

Exciting Development Between Estuary and Lake

Impressive home between Blue Waters Lake and the Barwon Estuary. Within short strolls of the Ocean Grove Golf Course and boat ramp. 2-story design offering 3BRs, 2 bathrooms, 2 living areas and DLUG. Detached floor plan & professional landscaping optimise space & privacy. Modern kitchen with walk-in pantry & designer Siemens appliances. Contemporary wet areas with designer basins & tapware. You'll love the leisure-based lifestyle & superb coastal design on offer here!

For Sale

3 Beds 2 Baths 2 Living 2 Cars

Price \$895,000-\$980,000

Agents
Ben Roberts
Zoe Le Page

0488 414 456
0400 029 443



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 \$945,000

Agents
Ben Roberts
Toby Lee

0488 414 456
0448 008 900



1/62 The Parade, Ocean Grove

Central Ocean Grove Living At Its Finest

3BR townhouse in a desirable Old Ocean Grove location.
Close by to all practical assets, Barwon River and beaches.
OP living, kitchen and dining, opening to sunny NF balcony.
Private master suite with BIRs and spacious ensuite.
Low maintenance facade, SLUG, R/C heating and cooling.
2 further BRs separately located on the lower level.
Ideal weekender, investment property or perfect downsize.

For Sale

3 Beds 2 Baths 1 Living 1 Car

Price \$860,000-\$895,000

Agents
Toby Lee
Ben Roberts

0448 008 900
0488 414 456



20 Blue Mallee Drive, Ocean Grove

Luxury Living & Premier Family Space

This 4BR family home is nestled by established gardens on 629sqm approx. Three distinct living zones with seamless flow to alfresco deck and lawn. Kitchen with butler's pantry, SS 90cm apps and stone island seating. Zoned minor BR wing with large retreat, elegant master suite at façade. Low-maint. tiling, neutral colour scheme and quality carpet to bedrooms. Ducted heating, SSAC, DLUG + side gated access for boat/caravan. Close to preferred schools, pristine beaches, and new Kingston Village!

For Sale

4 Beds 2 Baths 3 Living 2 Cars

Land Size 629sqm approx.

Price \$830,000-\$890,000

Agents
Zoe Le Page
Ben Roberts

0400 029 443
0488 414 456



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



9 La Bella Street, Ocean Grove

Idyllic Family Living

Versatile & expansive floorplan with home office at front entry.
 Easy flow outdoors to covered alfresco, deck & heated pool.
 Stunning open plan kitchen & 2 living zones for multi-purpose use.
 Master bedroom separate from children's wing, with en suite & WIR.
 3 more generously proportioned BRs all with BIRs.
 Superb family location within easy walk of playgrounds.
 New supermarkets, shops & health services – all within moments of home.

For Sale

4 Beds 2 Baths 2 Living 1 Study 2 Cars

Land Size 601sqm 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



8/100 The Parade, Ocean Grove

Last Ticket To Views - Location - Lifestyle!

Ocean aspect from master bedroom. Striking modern finishes throughout. Open-plan design maximises living space, linking to balcony. Internal lift servicing all apartments. Secure gated entry with remote access. Steps from beaches, retail and practical town assets. Lucrative long-term investment.

For Sale

2 Beds 2 Baths 1 Living 1 Cars

\$745,000

Agents
Ben Roberts
Zoe Le Page

0488 414 456
0400 029 443



2 Hilda Avenue, Ocean Grove

Halcyon Days On Hilda Ave

Sturdy 3BR home in a picturesque lakeside location. Close by to all practical assets, Barwon River and beaches. Split levels amplify space and create architectural interest. Beautiful garden outlooks and fantastic outdoor courtyard. Plenty of potential to improve or perfectly liveable as is. Single carport, ceiling fans, gas heater to living and R/C air con. An ideal rental investment or weekender - be quick!

For Sale

3 Beds 1 Bath 2 Living 2 Cars

Land Size 557sqm approx.

Price \$725,000-\$775,000

Agents
Ben Roberts
Zoe Le Page

0488 414 456
0400 029 443



2/76-78 Orton Street, Ocean Grove

Townhouse With Beach Track Access

Set in tightly-held Lookout Reserve cul-de-sac; & direct beach access. Two-storey townhouse with OP living, meals & kitchen. Light-filled home with gas log fire, timber floors & private garden aspect. Dedicated home office/sitting room & private north courtyard. Master with en suite plus guest accommodation and family bathroom. Gentle stroll to The Terrace shops adds further appeal to this delightful. Low maintenance home Permanent abode or weekender.

For Sale

2 Beds 2 Baths 1 Living 1 Study 1 Car

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

Agents
Toby Lee
Levi Turner

0448 008 900
0408 552 539



101A The Avenue, Ocean Grove

For Sale

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!

Land Size 330sqm approx.

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

Agents
Ben Roberts
Zoe Le Page

0488 414 456
0400 029 443



2/32 Kalinga Road, Ocean Grove

For Sale

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.

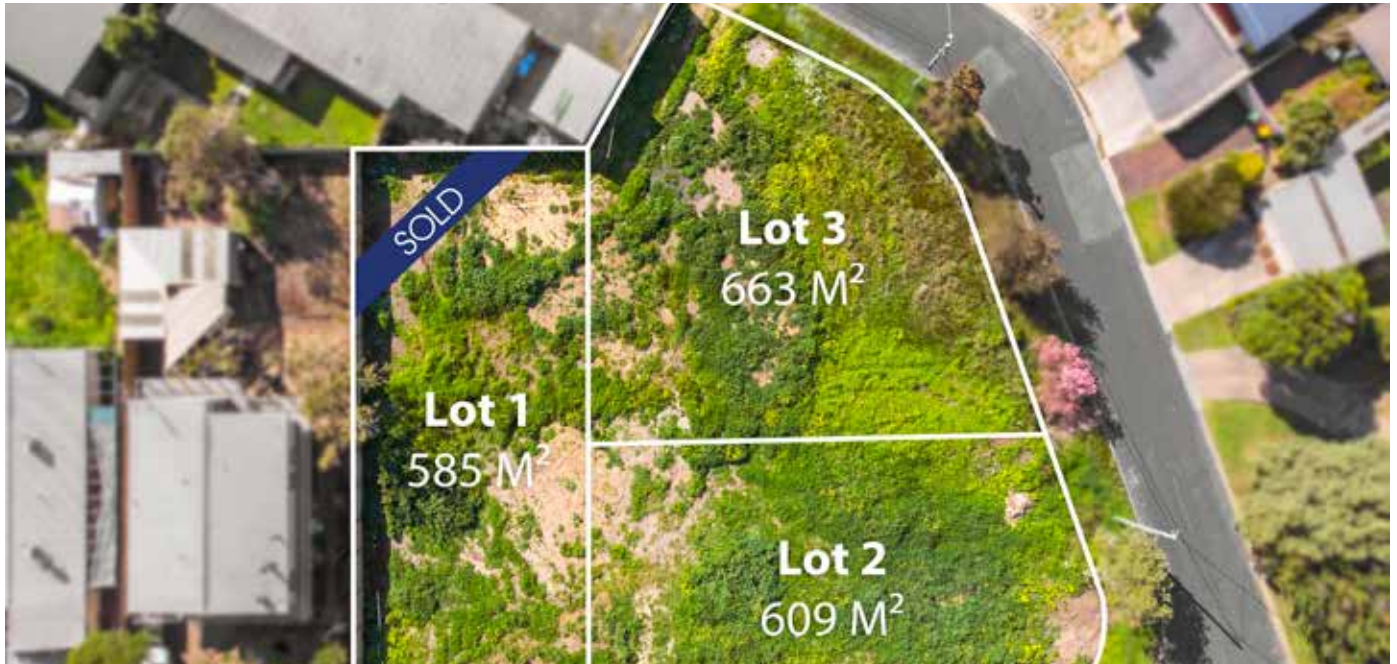
2 Beds 2 Baths 1 Living 1 Car

Land Size 290sqm approx.

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

Agents
Zoe Le Page
Toby Lee

0400 029 443
0448 008 900



Lots 2 & 3 Corvi Court, Ocean Grove

For Sale

Elevated Vacant Land With Ocean Views

- 663m² & 609(approx.) of sought-after vacant land to build your 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



8 Swan Parade, St Leonards

Award Winning Design In Prestigious Bluff Location

Award winning 4/5BR home set in a beautifully private location. Walk to nearby under populated beaches and Edwards Pt Reserve. Architectural, passive solar design with timeless interior finishes. NF backyard with multiple sun decks and inground solar heated pool. Stunning native gardens, veggie beds and established fruit trees. Garden shed, outdoor shower, OFP, ducted heating and air con. Immaculately presented retreat in a priceless Lower Bluff location

For Sale

4 Beds 3 Baths 2 Living 2 Cars

Land Size 919sqm approx.

Price \$1,350,000-\$1,450,000

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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