



28th November - 4th December 2020



Christian Bartley
Managing Director,
Licensed Estate Agent
M: 0410 695 325



Levi Turner
Director,
Licensed Estate Agent
M: 0408 552 539



Ben Roberts
Director,
Licensed Estate Agent
M: 0488 414 456



Peta Walter
Property Sales
M: 0439 354 362



Toby Lee
Property Sales
Licensed Estate Agent
M: 0448 008 900



Zoe Le Page
Property Sales
M: 0400 029 443



Lee Martin
Property Sales
M: 0400 957 839



Bev Park
Senior Property Manager
Licensed Estate Agent
M: 0429 570 491



Holly Gay
Property Manager
Licensed Estate Agent
M: 0411 030 740



Emma Morphet
Assistant
Property Manager



Lisa Buckley
Marketing
Coordinator



Rachel Daines
Marketing Assistant/
Office Administration



Sara Arkoshy
Financial Controller
& HR Manager



Michelle Sambucco
Sales Coordinator



Alex Bradley
Sales Coordinator



Fiona Fahey
Weekend Receptionist

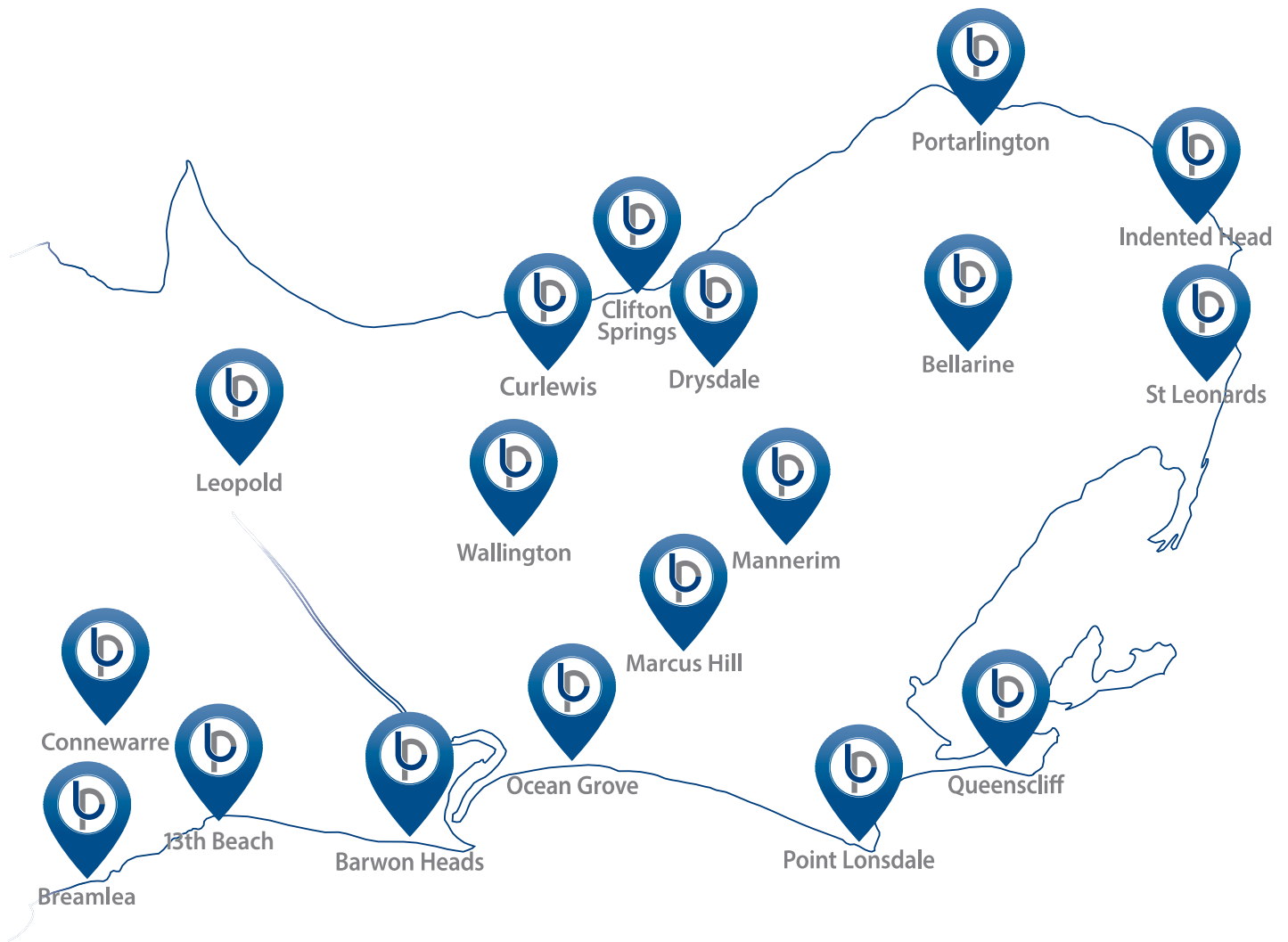


Wendy Horach
Weekend Receptionist



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 -



134 Orton Street, Ocean Grove

Only steps away from the beach through a Ti-Tree lined pathway in your very own backyard, this unique proposition could be truly life-changing.

This 4-bedroom double-storey home includes a self-contained studio upstairs, offering versatility as a dedicated parent's retreat, or income potential as an Airbnb rental.

Set on an enormous 1,699sqm (approx.) allotment on quiet Orton St amongst mature native gardens, 'Surf Serenade' is nestled in behind the dunes for protection. Every window demonstrates the seamless connection to the outdoors, with limitless opportunities to enhance your lifestyle.

This substantial property features quality appliances, spit system heating-cooling, ducted heating, 4 BR's (2 masters with ensuite's), 3 living areas and options for a versatile home office.

A DULG will accommodate all the toys, while the entertaining areas take advantage of sunny aspects. Walking to the beach, or an 8min stroll to The Terrace café's, will be your daily commute.

Expressions of Interest
Closing Wed 16th Dec at 4pm

4 Beds 3 Baths 3 Living 2 Cars

Land Size
1,699sqm approx.

Price
Contact Agent

Contact
Levi Turner
Toby Lee
Office

0408 552 539
0448 008 900
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

your barwon heads team.



Christian Bartley
 0410 695 325
 Managing Director,
 Licensed Estate Agent



Levi Turner
 0408 552 539
 Director,
 Licensed Estate Agent



Peta Walter
 0439 354 362
 Property Sales



60 & 62 Stephens Parade, Barwon Heads

Coming Soon

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!

Land Size 1518sqm each approx.

Price Contact Agent

Agents

Christian Bartley

Levi Turner

0410 695 325

0408 552 539



3 Culdee Court, Barwon Heads

For Sale

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

4 Beds 2 Baths 2 Living 2 Cars

Land Size 500sqm approx.

Price \$1,650,000-\$1,800,000

Agents

Levi Turner

Peta Walter

0408 552 539

0439 354 362



5 & 7/77 Hitchcock Avenue, Barwon Heads

For Sale

Put Yourself In The Heart Of The Action

3 Beds 3 Baths 2 Living 2 Cars

3BR FP with 3 baths 4 toilets, indoor-outdoor kitchen/living zone & DLUG. Direct access to town centre with boutiques & cafes at your doorstep. Two-storey townhouses, set back from the street for quiet & privacy. Private haven with enduring elegance & outdoor living & entertaining. Superbly presented to reflect Barwon Heads' seaside ambience. Absolute convenience close surf beaches, wineries & attractions. Holiday escape, lucrative rental or permanent residence.

Price \$1,375,000 & \$1,450,000

Agents
Levi Turner
Peta Walter

0408 552 539
0439 354 362



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

Agents
Christian Bartley
Levi Turner

0410 695 325
0408 552 539



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
Peta Walter
Levi Turner

0439 354 362
0408 552 539



17 Sheepwash Road, Barwon Heads

Plenty Of Options!

Single-storey home on large block with space for outdoor living. Open plan living flowing out onto the covered alfresco. Four bedrooms with a bonus of two living spaces. Large double carport with room for extra vehicles/boat on-site. 54 acres across the road has skate park, Kinder, tennis courts & ovals. Pedal or walk to the river, beach, shops & Barwon Heads Primary School. Families & investors will recognise the versatility of this prospect.

For Sale

4 Beds 1 Bath 1 Living 2 Cars

Land Size 613sqm approx.

Price \$870,000-\$920,000

Agents
Levi Turner
Peta Walter

0408 552 539
0439 354 362



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



41 Delunga Avenue, Clifton Springs

Ideal Entry into Clifton Springs Market

Located in an established neighbourhood close to Reserve trail to beach. Elevated home enjoys lovely distant views over the township. Split-level home offers a versatile floorplan, with the flexibility of 3 or 4 beds. 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 rear yard for extra parking, plus shed.

For Sale

4 Beds 2 Baths 3 Living 2 Cars

Land Size 630sqm approx.

Price \$550,000-\$575,000

Agents
Lee Martin

0400 957 839



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

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

0400 957 839



10-30 Scotchmans Hill Road, 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 \$3,100,000

Agents
Lee Martin

0400 957 839



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

0400 957 839



9 Condry 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



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

0400 957 839



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

0400 957 839



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
Lee Martin
Ben Roberts

0400 957 839
0488 414 456



12 Headland Drive, Leopold

Fully Complete & Ready For You!

Crisp, clean and contemporary 3BR home in central location.
Set to take advantage of all retail assets and coastal proximity.
Idyllic OP living with stunning galley kitchen and WIP.
Indulgent master suite, privately placed with ensuite and WIR.
2 further BRs with BIRs, sharing the spacious main bathroom.
DLUG, low maintenance facade and rear yard with alfresco.
Perfect for professional couples or small families to enjoy.

For Sale

3 Beds 2 Baths 2 Living 2 Cars

Land Size 448sqm approx.

Price \$540,000-\$580,000

Agents
Lee Martin

0400 957 839



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 Connnewarre.
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

0488 414 456
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

0488 414 456
0448 008 900
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
Ben Roberts
Zoe Le Page
Office

0488 414 456
0400 029 443
5254 3100



'Carramah' 4/97 The Avenue, Ocean Grove

Carramah' is named from an Aboriginal word meaning "shade of trees".

Against a magnificent foreground of eucalypts, Carramah's four architecturally crafted contemporary residences blend nature & form, bringing a new standard of effortless luxury to the Bellarine.

Soaring ceiling heights & custom lighting drenches earthy layers of stone & timber in natural light, while bespoke joinery elevates & inspires a space that's easy to live in, evolving to suit your life.

Striking lines & considered curves balance sophistication with a relaxed ode-to-the-coast attitude, while considered flow between indoor & outdoor living spaces reveal an intrinsic connection to the land.

The combination of architectural form & interior finishes enlivens these residences, bringing a unique elegance to Ocean Grove. Each projects its own personality, represented by the quality of joinery, atmospheric lighting & stunning social hub under the soaring, signature white gables.

For Sale

3 Beds 3 Baths 1 Living 2 Cars

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

Inspect
www.carramah.com

Contact
Ben Roberts
Zoe Le Page
Office

0488 414 456
0400 029 443
5254 3100



3/97 The Avenue, Ocean Grove

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Soaring ceiling & custom lighting drenches earthy layers of stone & timber in natural light, while bespoke joinery elevates & inspires a space that's easy to live in, evolving to suit your life.

Striking lines & considered curves balance sophistication with a relaxed ode-to-the-coast attitude, while considered flow between indoor & outdoor living spaces reveal an intrinsic connection to the land.

The combination of architectural form & interior finishes enlivens these residences, bringing a unique elegance to Ocean Grove. Each projects its own personality, represented by the quality of joinery, atmospheric lighting & stunning social hub under the soaring, signature white gables.

For Sale

2 Beds 2 Baths 1 Living 1 Cars

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

www.carramah.com

Contact
Ben Roberts
Zoe Le Page
Office

0488 414 456
0400 029 443
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
Ben Roberts
Toby Lee

0488 414 456
0448 008 900



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

Agents
Ben Roberts
Zoe Le Page

0488 414 456
0400 029 443



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
 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
 Toby Lee
 Ben Roberts

0448 008 900
 0488 414 456



125B Ocean Throughway, Ocean Grove

Beach, Eat, Sleep & Repeat

Stunning 4BR townhouse, directly opposite pristine beaches.
A simply priceless location where you can leave the car at home.
Designer living across 3 split levels of luxury and space.
Striking kitchen boasts Miele apps & integrated refrigerators.
Privatised north facing courtyard, ideal for post beach entertaining.
Nest App controlled entry and hydronic heating climate control.
High end fixtures and fittings throughout - it doesn't get any better!

For Sale

4 Beds 2 Baths 2 Living 2 Cars

Land Size 290sqm approx.

Price \$1,275,000-\$1,395,000

Agents
Ben Roberts
Zoe Le Page

0488 414 456
0400 029 443



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
Toby Lee
Ben Roberts

0448 008 900
0488 414 456



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 \$1,140,000-\$1,240,000

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

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.

For Sale

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



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 \$1,075,000-\$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



5 Barramundi Crescent, Ocean Grove

Family Home In A Lifestyle Location

White weatherboards greet you within a private front garden. Floor-to-ceiling double glazed windows frame garden outlooks. Optimal orientation for north facing living & alfresco. Kitchen with butlers pantry flanked by main living & meals area. Master bedroom with ensuite & walk in robe. 3 further bedrooms with built in robes. Luxe bathroom and Ensuite with floor to ceiling tiles.

For Sale

4 Beds 2 Baths 2 Living 2 Cars

Land Size 859.sqm approx.

Price \$965,000-\$1,015,000

Agents
Toby Lee
Zoe Le Page

0448 008 900
0400 029 443



1/21 Benjamin Court, Ocean Grove

For Sale

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

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

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.



94B Draper Street, Ocean Grove

For Sale

Designer Living in Brand New Townhouse

3 Beds 2 Baths 2 Living 2 Cars

Price \$945,000

Agents
Ben Roberts
Toby Lee

0488 414 456
0448 008 900

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.



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



26 Shorebreak Way, Ocean Grove

Light, Bright & Beautiful

Executive 4BR home boasting intuitive passive solar design. Bright and airy with heightened ceilings and amplified glazing. OP living, dining and stunning kitchen with direct outdoor flow. Luxurious master suite with dressing room and hotelesque ensuite. Undercover outdoor alfresco, perfect for bbqs with family and friends. Ducted zoned heating and r/c air conditioning for additional comfort. The perfect family home in a wonderfully friendly neighbourhood!

For Sale

4 Beds 2 Baths 2 Living 2 Cars

Land Size 563sqm approx

Price \$890,000-\$970,000

Agents
Ben Roberts
Toby Lee

0488 414 456
0448 008 900



2/4 Sunset Place, Ocean Grove

Exciting Development Between Estuary and Lake

Impressive 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



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



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



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

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



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

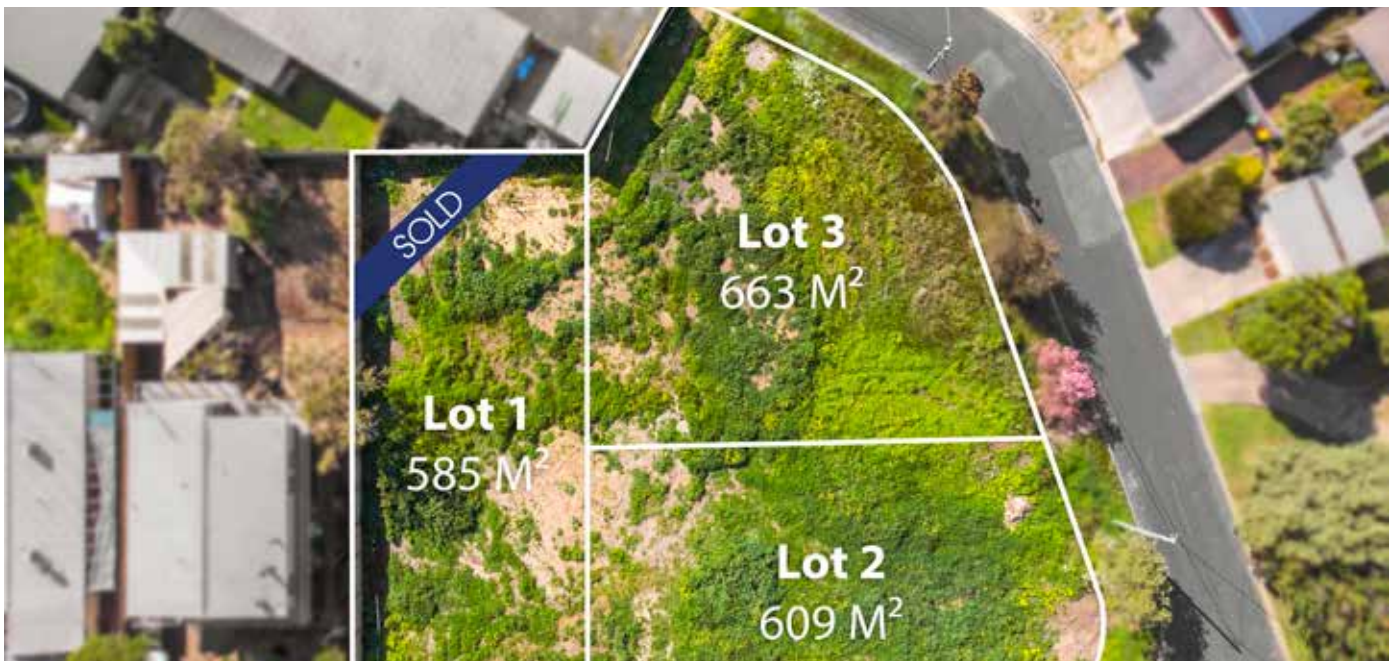
2 Beds 2 Baths 1 Living 1 Car

Land Size 290sqm approx.

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

Agents
 Zoe Le Page
 Toby Lee

0400 029 443
 0448 008 900



Lots 2 & 3 Corvi Court, Ocean Grove

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.

For Sale

Price from \$600,000

Agents
 Toby Lee
 Zoe Le Page

0448 008 900
 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



30 Alison Street, Portarlington

For Sale

Forever Bay Views and Just a Ferry Ride to Melbourne!

Rare land opportunity, set across a scenic 754sqm (approx.)
 Surrounded by coastal homes set high on the hill offering bay views.
 Perfect for a single or double storey home with abundant outdoor space.
 Boasting water glimpses at ground level, the block has a gentle slope.
 With a western orientation to the rear, stunning sunsets are assured.
 Geelong CBD is only 30mins away & Bellarine's best schools all on hand.

Land Size 754sqm approx.

Price \$570,000-\$600,000

Agents
 Lee Martin

0400 957 839



8 Swan Parade, St Leonards

For Sale

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

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.



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