



6th March - 12th March 2021



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 Sales Coordinator



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**Fiona Fahey**  
 Weekend Receptionist

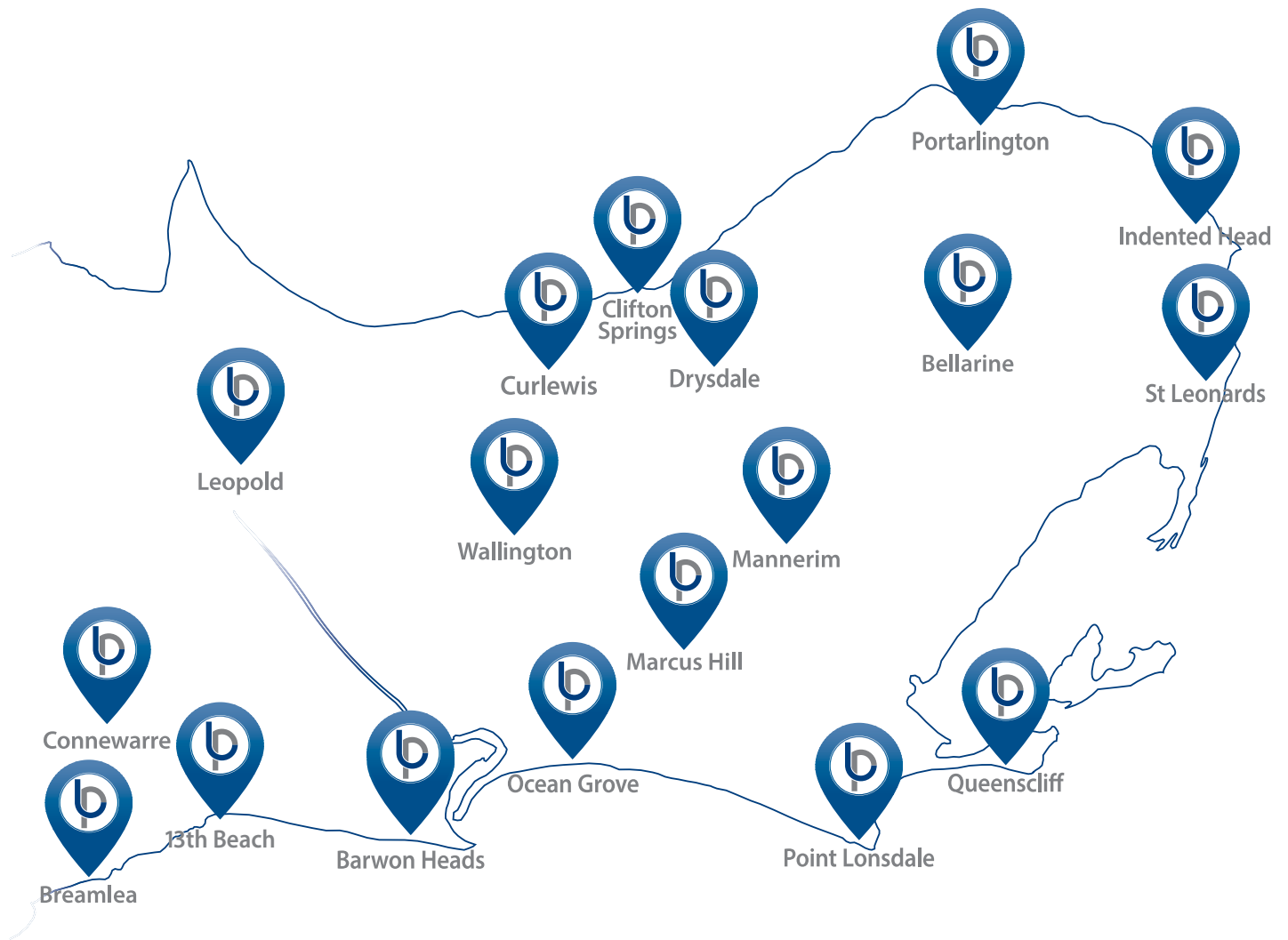


**Wendy Horach**  
 Weekend Receptionist



**Kerry Street**  
 Weekend Receptionist

we service the entire Bellarine Peninsula.



Find out more from our website.

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



# February Statistics

## Barwon Heads

Average Sale Price  
**1,210,000**

Highest Sale Price  
**\$2,538,000**

Lowest Sale Price  
**\$628,000**

Average days on market  
**41**

Total properties sold  
**9**

## Clifton Springs

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

Highest Sale Price  
**\$880,000**

Lowest Sale Price  
**\$307,000**

Average days on market  
**79**

Total properties sold  
**11**

## Connewarre

Average Sale Price  
**\$1,680,000**

Highest Sale Price  
**\$1,680,000**

Lowest Sale Price  
**\$300,000**

Average days on market  
**N/A**

Total properties sold  
**4**

## Drysdale

Average Sale Price  
**\$615,000**

Highest Sale Price  
**\$860,000**

Lowest Sale Price  
**\$235,000**

Average days on market  
**63**

Total properties sold  
**14**

## Indented Heads

Average Sale Price  
**\$565,000**

Highest Sale Price  
**\$1,175,000**

Lowest Sale Price  
**\$690,000**

Average days on market  
**N/A**

Total properties sold  
**3**

## Leopold

Average Sale Price  
**\$533,500**

Highest Sale Price  
**\$663,000**

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

Average days on market  
**45**

Total properties sold  
**18**

## Ocean Grove

Average Sale Price  
**\$792,500**

Highest Sale Price  
**\$1,450,000**

Lowest Sale Price  
**\$349,900**

Average days on market  
**60**

Total properties sold  
**41**

## Point Lonsdale

Average Sale Price  
**\$932,500**

Highest Sale Price  
**\$605,000**

Lowest Sale Price  
**N/A**

Average days on market  
**98**

Total properties sold  
**15**

## Curlewis

Average Sale Price  
**\$550,000**

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

Lowest Sale Price  
**\$245,000**

Average days on market  
**N/A**

Total properties sold  
**13**

## Portarlington

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

Highest Sale Price  
**\$1,140,000**

Lowest Sale Price  
**\$350,000**

Average days on market  
**N/A**

Total properties sold  
**15**

## Queenscliff

Average Sale Price  
**\$941,250**

Highest Sale Price  
**N/A**

Lowest Sale Price  
**N/A**

Average days on market  
**70**

Total properties sold  
**2**

## Wallington

Average Sale Price  
**\$1,037,500**

Highest Sale Price  
**\$1,880,000**

Lowest Sale Price  
**N/A**

Average days on market  
**N/A**

Total properties sold  
**1**

## St Leonards

Average Sale Price  
**\$577,500**

Highest Sale Price  
**\$1,590,000**

Lowest Sale Price  
**\$216,000**

Average days on market  
**60**

Total properties sold  
**6**

# your barwon heads team.



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0410 695 325  
Managing Director,  
Licensed Estate Agent



**Levi Turner**  
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Director,  
Licensed Estate Agent



**Peta Walter**  
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Property Sales



## 32 Thorn Street, Barwon Heads

### Inner Village Vacant Block

Vacant allotment in a sought-after location in central Barwon Heads. Build your dream home (STCA) on this impressive 643sqm (approx.) block. Easy stroll to shopping, Barwon River shores, village parkland and school. Well-protected north-facing block invites year-round alfresco living. Ultimate convenience in well-established community. Investors or buyers, don't miss this one!

### For Sale

Land Size 643sqm approx.  
Price \$1,295,000-\$1,395,000

Agents  
Peta Walter  
Levi Turner

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0408 552 539





## 2/25 River Parade, Barwon Heads

Always sought after and rarely offered, do not miss the opportunity to secure this exclusive address in a secluded area on the banks of the Barwon River.

Glorious views of the river through ancient Moonah trees and native bushland set the scene for permanent living or incredible holidays in this serene location.

Three versatile living spaces under soaring 2.7m ceilings offer a family room, gas log fire lounge and theatre room, all seamlessly connected to the outdoor entertaining zone and decks.

This builder's own home features meticulous finishes, including double-glazed windows, solid Tassie Oak floors and joinery, ceiling fans to all rooms and brand-new hydronic heating throughout.

An enviable lifestyle in a picturesque position, located in the tightly-held Sheepwash precinct, the water is almost close enough to cast your fishing line or launch the kayak.

## For Sale

4 Beds 2 Baths 2 Living 2 Cars

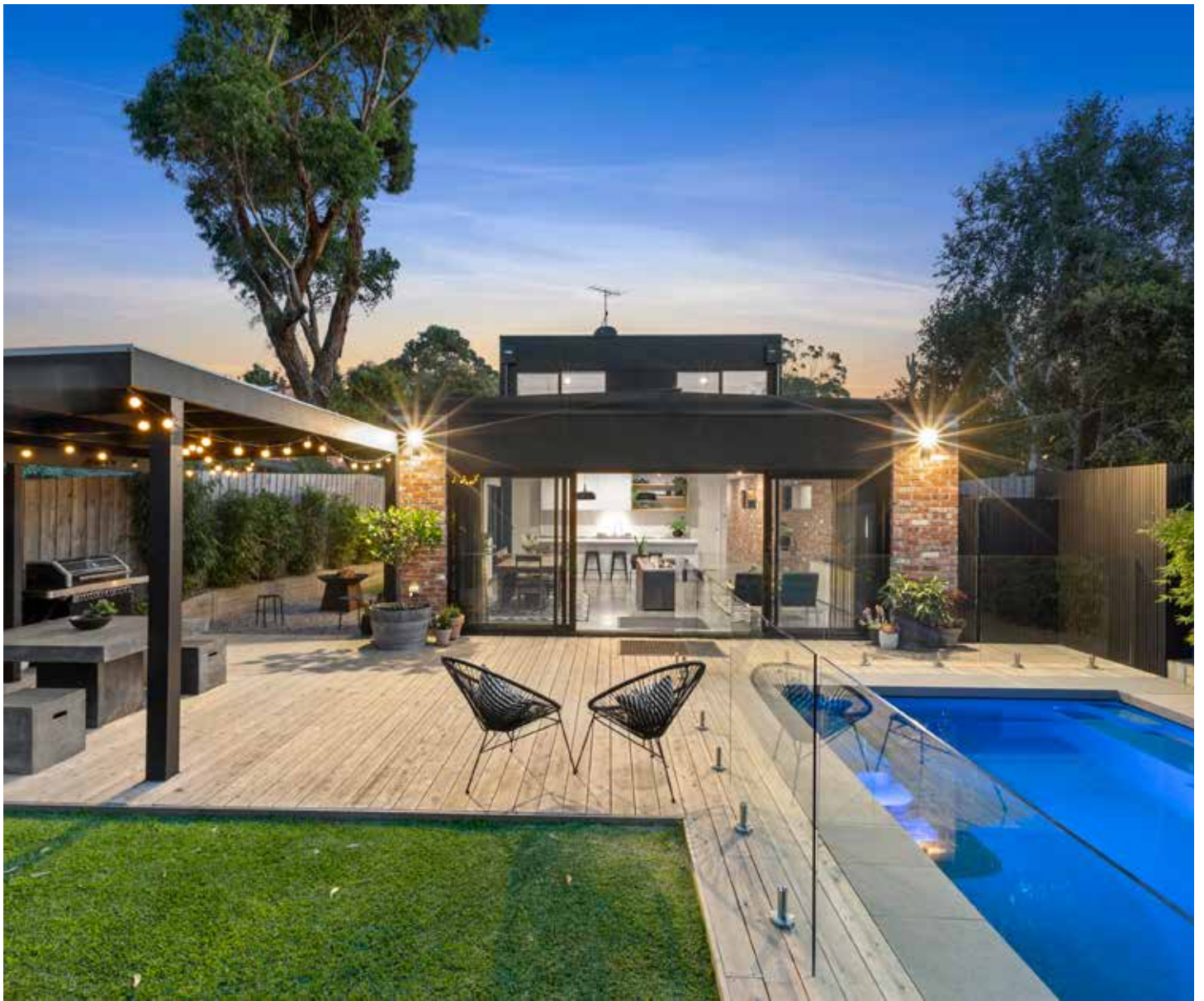
Land Size  
639sqm approx

Price  
\$1,890,000-\$1,990,000

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## 19 Wattlebird Crescent, Barwon Heads

This is the one you've been waiting for - a quintessential beach house in an exclusive Barwon Heads enclave, flawlessly designed and custom built across 2 family focused levels.

Old Geelong brickwork features alongside polished concrete floors and a striking monochrome palette, with wall to wall glazing drawing your eye to the sun infused, NF backyard.

Stunning OP living, kitchen and meals zone downstairs with the galley kitchen complete with Smeg Apps, WIP and a contemporary combination of stone and SS benchtops.

The undercover outdoor alfresco overlooks the sparkling in ground pool privatised by established low maintenance gardens, enjoying year round sun.

A short stroll to the beautiful Barwon River, parklands, Barwon Heads Cricket Club and Hitchcock Avenue. The perfect family home or luxury holiday property.

### For Sale

4 Beds 2 Baths 2 Living 2 Cars

Land Size  
501sqm approx.

Price  
\$1,880,000-\$1,980,000

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## 40 Corymbia Circuit, Barwon Heads

A home to suit your needs & maximise your lifestyle, this beautifully presented 4-bedroom property offers exceptional design & style.

A sophisticated kitchen with enviable walk-in pantry, three separate living rooms including a teen retreat & covered alfresco entertaining areas are just the start! The private backyard features a stunning pool & outdoor TV for the ultimate outside entertainment experience.

Zoned for privacy, the luxurious master retreat is complete with a huge double shower in the ensuite & a spacious WIR. There are three additional bedrooms in the west wing, all with BIR.

This beautiful home is close to Barwon River, Village parklands, local primary school & all the cafes in the village centre. Families will love that everything is within minutes from home, ideal for walking & bike riding.

Fall in love with the advantages of living in this central location or use it as an investment or weekender, with a DLUG to lock-up & leave.

### For Sale

4 Beds 2 Baths 3 Living 1 Study 2 Cars

Land Size  
630sqm approx.

Price  
\$1,495,000-\$1,595,000

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## 17 Thomson Drive, Barwon Heads

### For Sale

A golden opportunity exists to get into a premium location in the Barwon Heads market. A large block, with a rented home, offers the versatility of planning your new build or development (STCA), whilst the property is tenanted. Set in a family friendly and quiet location only meters to the primary school and minutes to everything the town has to offer.

Single-storey home on large block with substantial space for outdoor living & lawn.  
 Open plan living flowing out onto the front yard.  
 4 bedrooms and two bathrooms.  
 Large shed at the rear of the property.  
 location within meters of the Primary School, the golf club and main street.  
 Families & investors will recognize the versatility of this prospect and outstanding location.

4 Beds 2 Baths 1 Living 2 Cars

Land Size  
 706sqm approx.

Price  
 \$1,290,000-\$1,390,000

Contact  
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## 106 Tait's Road, Barwon Heads

Quintessential beach house vibes abound from this charming weatherboard home, complete with timber floors, a cosy wood fire and split system heating and cooling.

Nestled in amongst mature gardens, this private setting on 656sqm (approx.) in beautiful Tait's Rd affords lush green outlooks from every window.

The generously proportioned kitchen is tailor made for entertaining. Head on out to the deck which captures north and west sunshine, leading to a large backyard, single lock up garage and secure parking for the boat or trailer.

The well-planned floorplan will suit the demands of family life, with zoned living areas and sleeping quarters providing privacy and quietude.

The winning combination of location, lifestyle, space and character are all major draw cards of this beautifully presented home, less than 750m to the Barwon River and Barwon Heads community parklands.

### For Sale

4 Beds 2 Baths 2 Living 2 Cars

Land Size  
656sqm approx.

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

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## 95 Fourteenth Road, Connewarre

Overlooking the golf course in one of the best positions in 13th Beach Estate, this Dennehy designed and built home takes advantage of sun or shade.

North and south facing decks capitalise on the outlooks, while a private central enclave with in-ground pool invites year-round outdoor living.

Over 40 squares of accommodation provide spacious open plan living, dining and kitchen, plus large main bedroom with WIR and ensuite, and 2 more bedrooms/2nd bathroom upstairs.

Downstairs a huge rumpus room opens to the pool, plus fully self-contained guest bedroom and bathroom, office or 5th bedroom.

Further features include a huge 4 car garage plus room for golf carts, full C Bus wiring, zoned heating and air conditioning.

## For Sale

4 Beds 3 Baths 2 Living 4 Cars

Land Size  
788sqm approx.

Price  
\$1,550,000-\$1,650,000

Contact  
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## 41 Cashmore Drive, Connewarre

Set beneath soaring ceilings and defined by picture windows that amplify the views, this home will gift you thousands of sunsets from the comfort of your lounge...

Modern, energy efficient and versatile enough for a family or downsizer couple, the adaptable design will suit a full house or hosting weekend visitors alike. Key features include two living rooms, ducted heating, double garage, water tanks, and stunning use of natural materials.

Three bedrooms plus a study include a privately positioned master suite and two bathrooms, in a cleverly planned floorplan with a stunning central kitchen, dining and living room.

Beautifully landscaped gardens harmonize with the surrounds, whilst still offering low maintenance living and more time for entertaining.

With nothing to do but move in, your new life is ready to begin here to the tune of picturesque rural outlooks and sunsets beyond the new 13th Beach Short Course.

### For Sale

3 Beds 2 Baths 2 Living 2 Cars

Land Size  
836sqm approx.

Price  
\$1,350,000-\$1,395,000

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# your bellarine team.



**Lee Martin**  
0400 957 839  
Bellarine Team Leader



**Tom Harrison**  
0421 508 877  
Bellarine Sales Assistant



## 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



## 65-67 High Ridge Drive, Clifton Springs

High set and designed to take advantage of priceless, panoramic bay views from every room, this custom built 4-5BR Malishev manor is sure to impress.

Spread across two levels of immaculate space, everything has been thought of and executed to the highest quality, securing your family investment for years to come.

Entertainers kitchen with top of the range Miele apps and fully equipped butlers pantry complete with sink; overlooking fully enclosed alfresco designed for year round enjoyment.

Fully established and productive vegetable gardens, mini orchard offering multiple wine producing grape varieties, fruiting lemon, orange, mandarin, plum, peach and fig trees.

DLUG, concealed driveway, underground cellar, irrigated gardens, dual access, shed with loft and separate washroom. Ducted heating and evaporative cooling.

## For Sale

5 Beds 3 Baths 3 Living 4 Cars

Land Size  
5.6 acres approx.

Price  
\$2,700,000-\$2,900,000

Contact  
Lee Martin  
Office

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## 69-73 High Ridge Drive, Clifton Springs

A rare opportunity exists to purchase one of the Bellarine's most exclusive lifestyle properties, with breathtaking views over the water & rural surrounds.

Set on over 3.6 acres (approx), this superbly updated 4-bedroom home has multiple living areas, a showpiece Provincial style kitchen, 6.6kW solar, sunny entertaining areas & fenced paddocks with horse facilities.

180' vantage points over Corio Bay & the You Yangs, spanning from Geelong to the sparkling city lights of Melbourne, can be enjoyed from all parts of this amazing property.

Bay views are also harnessed from the separate 2 bedroom, 2 living self-contained cottage. Decked out with a brand-new kitchen, lovely bathroom & SSAC.

Sweeping verandas maximise the superb hilltop position, & entertainers will love the east & west alfresco areas to chase the sun in every season. This captivating property provides an outstanding lifestyle opportunity.

### For Sale

4 Beds 3 Baths 4 Living 1 Study 8 Cars

Land Size  
3.6 acres approx.

Price  
\$2,500,000-\$2,700,000

Contact  
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Tom Harrison  
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## 4 High Ridge Drive, Clifton Springs

Be captivated by uninterrupted Bay views, immaculate garden vistas and impressive interior design across this beautifully curated property.

Set on 1 acre (approx.) of privatised land, overlooking sensational Port Phillip Bay and the You Yangs; there is no better position to enjoy the jewels of The Bellarine Peninsula.

Stunning OP living, dining and huge entertainers kitchen with 900mm freestanding oven with gas cooktop, dishwasher, stone benchtops and large pantry.

DLUG, gas ducted heating, R/C air conditioning, ceiling fans, thickened glazing to enhance thermal capacity, home office and separate BR wing.

Beautifully renovated to harness indoor/outdoor connection, multiple entertaining spaces ensure life is to be enjoyed across all seasons, in the best possible way.

### For Sale

4 Beds 2 Baths 1 Living 2 Cars

Land Size  
1 acre approx.

Price  
\$1,800,000-\$1,980,000

Contact  
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## 9 Elise Road, Clifton Springs

Close to both Clifton Springs & Drysdale townships, & only a stone's throw from bayside beaches, this well designed, three-bedroom contemporary home, is designed for ease of living across a single storey layout.

Featuring the latest modern finishes & high ceilings, this property has ducted heating & cooling plus ceiling fans in all bedrooms & a split system to the master.

The kitchen incorporates stone benchtops, stainless steel appliances including a 900mm oven, overhead cabinetry & a floor to ceiling pantry, all of which overlook the open plan meals and living room.

The master bedroom also has a WIR & en-suite, while 2 more bedrooms with well-fitted BIRs enjoy westerly aspects, serviced by a central bathroom.

Fully landscaped with a secure fenced courtyard & paved alfresco, this home will appeal to first home buyers, investors & downsizers.

### For Sale

3 Beds 2 Baths 1 Living 2 Cars

Land Size  
307sqm approx.

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

Contact  
Lee Martin  
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## 29 Pierview Drive, Curlewis

Located in a quiet pocket yet so close to all practical conveniences, this modern, 4BR, three year old family home presents as new.

Spread across 2 levels with ample room to accommodate the largest of families, low maintenance established gardens, open farmlands to the rear and Bay outlooks complete this Pierview Package.

OP living, dining and kitchen with 900mm Kleenmaid freestanding oven/gas cooktop, huge WIP and direct access to undercover alfresco and private, rear gardens.

DLUG with rear access, ducted heating, evaporative cooling and multiple R/C air conditioning units throughout. Garden shed and low maintenance gardens.

Close by to the convenience of newly opened shopping centre, Drysdale township, award winning wineries and restaurants, and beautiful bayside beaches.

## For Sale

4 Beds 2 Baths 2 Living 2 Cars

Land Size  
514sqm approx.

Price  
\$740,000-\$780,000

Contact  
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Office

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## 78 Centennial Boulevard, Curlewis

Located in a wonderfully convenient pocket, within a short stroll to cafes, eateries, supermarkets and practical facilities, this 4BR family home presents as new.

Fully established, boasting low maintenance established gardens, dual living zones and a modern aesthetic, complete with a north facing outdoor alfresco area for entertainment.

Sunny OP living, dining and kitchen with 900mm freestanding oven/gas cooktop, huge WIP and dual living zones, ideal for the growing family.

DLUG, ducted heating/cooling, low maintenance gardens, veggie beds and a large, sun infused back yard with scope for a swimming pool or further landscaping.

This home ticks all the boxes for families, professional couples or those looking for a Bayside lock up and leave holiday home.

## For Sale

4 Beds 2 Baths 2 Living 2 Cars

Land Size  
630sqm approx.

Price  
\$640,000-\$670,000

Contact  
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## 70 Creekside Drive, Curlewis

All the benefits of a new home are here and waiting for you in this 3BR, contemporary home boasting low maintenance properties and a location that highlights convenience and ease.

A family friendly floor plan connects with the outdoors in a position that capitalizes on bayside beaches and utmost convenience of shopping nearby.

The Central OP living, kitchen and meals area boasts direct access to the undercover alfresco and rear yard with a special kitchen area hosting SS apps and crisp interior palette.

A fantastic family home in an established area with the convenience of a shopping centre nearby and centred to take advantage of Drysdale and Clifton Springs townships.

The perfect lock up and leave holiday home for families with a SLUG and landscaped, low maintenance gardens surrounding. Ducted heating & R/C air conditioning acclimate the home.

## For Sale

3 Beds 2 Baths 2 Living 1 Car

Land Size  
338sqm approx.

Price  
\$510,000-\$530,000

Contact  
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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. House and Land packages available.

Land Size 444sqm approx.

Price \$230,000

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  
Lee Martin

0400 957 839



## 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 available.

Land Size 345sqm approx.

Price \$220,000

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  
Lee Martin

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## 187-213 Ash Road, Leopold

Hidden away on the shores of Lake Connewarre lies a lakeside rural lifestyle opportunity on 40 stunning acres. This piece of country land offers extraordinary views & undulating green pastures that literally meet the water, on a site that could be your future 'forever' home (STCA).

An original 3 bedroom farm cottage is full of character & charm, liveable while a new build takes place, or to yield a rental income.

Create the ultimate, private, rural lifestyle, & realise the potential of this fertile farmland which offers room to grow your own vegetable gardens & orchards to lead a semi self-sufficient lifestyle.

Suitable for farming or agistment, it has electric fences, cattle yards, loading ramp, large hayshed & shedding, powered/plumbed old dairy & potential for subdivision of more paddocks.

Ideally located halfway between Geelong's CBD & Ocean Grove, & just minutes from Leopold's Gateway Plaza shops & school, this property presents a once in a lifetime opportunity.

### For Sale

3 Beds 1 Baths 2 Living 4 Cars

Land Size  
40 acres approx.

Price  
\$2,500,000

Contact  
Lee Martin  
Office

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## 361-409 Swan Bay Road, Mannerim

"Dandarragan" Meaning good land, is located in a peaceful setting, incorporating a 65sqm stately home.

Be delighted by the understated elegance of this home. With a modern French Provincial kitchen, large scale living spaces, study & 4 bedrooms, including a luxurious master sanctuary on the upper floor with deluxe WIR, marble ensuite & dual balconies.

A north-facing entertaining area complete with solar-heated inground pool & self contained gym room which lead from extensive bifold doors & open plan living & dining areas.

Olympic sized equestrian facilities, enclosed stables & 8 fenced paddocks offer supreme resources, plus garaging/shedding for scores of vehicles. The converted shearing shed guesthouse offers iconic & versatile accommodation for extra guests or rental yield.

Boasting 25 acres (approx.) of prime rural land, this site offers an unrivalled lifestyle opportunity whilst being convenient to everything on the Bellarine Peninsula.

### 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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## 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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## 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.

### For Sale

4 Beds 3 Baths 2 Living 2 Cars

Land Size  
426sqm .

Price  
\$3,000,000-\$3,300,000

Contact  
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## 52-54 Yellow Gum Drive, Ocean Grove

Striking yet simple, this Silvertop Ash 'Black House' within the exclusive Yellow Gums Estate is big on minimalist principles, yet maximal living.

The angular layout is designed to embrace the garden, with distinctive east and west wings providing functional zoning and plenty of space for the ever-evolving needs of a growing family.

Parents enjoy the luxury of morning sun lighting up the vaulted ceiling of the master bedroom, with en-suite, WIR, full height cupboard for shoes & superior en-suite with double spa.

Backing onto 5 acres of bushland and just 50 metres from the nature reserve, every room enjoys a northerly aspect, including the main living, kitchen and dining that opens onto a full-length pergola and pavilion.

All this, plus provision for shedding on a building envelope with an additional 511sqm. Make your dream of a bush block lifestyle a reality, situated just a few minutes by car to supermarkets, beaches, wineries & schools, & only 25mins to Geelong CBD.

### For Sale

4 Beds 2 Baths 2 Living 1 Study 2 Cars

Land Size  
5046sqm approx.

Price  
\$2,100,000-\$2,300,000

Contact  
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## 133 Ocean Throughway, Ocean Grove

Stunning 4BR contemporary home finished to the highest calibre, exuding an executive family living in a most prestigious beachfront position.

Flexible design across 3 levels with 4-5 beds & 3-4 living zones; with seamless integration to the outdoors, inclusive of your own in-ground solar heated swimming pool.

Cleverly designed to utilise block space and optimise luxury; emphasising modern, clean lines & a luxurious, contemporary feel throughout complete with polished concrete floors.

Supreme comfort offered by double glazing, in-floor hydronic heating, and split-system heating & cooling. Extras include spacious DLUG & parking for 3 vehicles.

Priceless location, with Main Beach, Dunes Restaurant/Cafe and Ocean Grove township reachable via a stroll on the sand.

### For Sale

4 Beds 2 Baths 3 Living 1 Study 3 Cars

Land Size  
603sqm approx.

Price  
Contact Agent

Contact  
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Zoe Le Page  
Office

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0400 029 443  
5254 3100



## 9/97 The Terrace, Ocean Grove

With breathtaking ocean views spanning Point Neapan, The Barwon Heads Bluff and The Great Ocean Road, and an unrivalled location in the heart of Old Ocean Grove, this beautifully appointed single-level apartment is a rare find indeed. Added benefits include lift-access, intercom and secure parking- all of which comprise a genuine low-maintenance coastal lifestyle.

Lift access.

Spectacular ocean views from every room

Moments walk to the town centre, cafes, shops & beach.

Spacious kitchen, living & dining opens through sliders to balcony.

Stone benchtops & soft-close drawers complete kitchen.

Master bedroom with mirrored BIR & en suite.

2 additional queen-sized bedrooms, both with mirrored BIRs.

Both bathrooms feature stone topped floating vanities, semi-frameless shower screens & tiled shower bases.

Warm-toned bamboo flooring to main living zone & plush carpeting to bedrooms.

Double glazing, SS-AC, remote blinds to main living zone.

Secure basement car parking with remote access & storage facilities.

## For Sale

3 Beds 2 Baths 1 Living 2 Cars

Price

\$1,550,000-\$1,650,000

Contact

Zoe Le Page

Ben Roberts

Office

0400 029 443

0488 414 456

5254 3100





## 7A Parker Street, Ocean Grove

Enjoy stunning uninterrupted views of the Barwon River, literally at your doorstep! Imagine never missing a sunrise or a sunset again, with this contemporary home perfectly oriented to live in harmony with the quiet surrounding natural environment.

Premium high-end finishes & the finest quality is assured from award-winning builders Greig & Greig Design and Construction, delivering the ultimate in luxury & tranquility on the shores of the Barwon, & only moments to the boat ramp, golf club, shops & beaches.

This modern development in this prized precinct capitalises on desirable south-facing views & a north-facing backyard, with multiple entertaining zones & balconies.

A well resolved floorplan with dual living & zoned bedrooms provides privacy and space, with the upper level boasting open-plan living/kitchen/dining area & 2 decks. Downstairs reveals 2 bedrooms, large bathroom, rumpus room/2nd living with bar set up & pergola, DLUG with internal access & laundry.

### For Sale

3 Beds 2 Baths 2 Living 2 Cars

Land Size  
405sqm approx.

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

Contact  
Toby Lee  
Ben Roberts  
Office

0448 008 900  
0488 414 456  
5254 3100



## 101A The Avenue, Ocean Grove

Beautifully designed 3 bedroom home, positioned in one of Ocean Grove's most covetable locations, ticks all the boxes for designer coastal living.

Striking attention to detail and high end finishes are spread across two thoughtfully designed levels, including desirable sunny north orientation.

Upstairs OP living, dining and kitchen with NF balcony with the stunning galley kitchen offering Caesarstone benchtops, semi integrated dishwasher, dual wall ovens and dbl pantry.

Vaulted ceilings amplify interior space to the upper level with timber veneer flooring, timber features and louvre windows complimenting the coastal feels within.

Quality Phoenix tapware, indulgent carpets and tiling throughout. Gas fireplace, R/C air conditioning and wall panel heaters. Due for completion in December 2021.

## For Sale

3 Beds 2 Baths 2 Living 2 Cars

Land Size  
330sqm approx.

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

Contact  
Zoe Le Page  
Ben Roberts  
Office

0400 029 443  
0488 414 456  
5254 3100





## 1/97 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 and form, bringing a new standard of effortless luxury to the Bellarine.

Soaring ceiling heights and 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  
\$1,250,000-\$1,375,000

Website: [www.carramah.com](http://www.carramah.com)

Contact  
Ben Roberts  
Zoe Le Page  
Office

0488 414 456  
0400 029 443  
5254 3100



## 22 Janelle Way, Ocean Grove

Combining the best of sophisticated family living with the ultimate in outdoor entertaining, this Hampton's style home is a showstopper!

A huge deck set amongst tropical gardens creates a focal point from the large open plan living, kitchen & meals area, for a relaxed coastal atmosphere.

Large-scale attributes & soaring ceilings meet impressive tech features & surfaces that exceed the demands of family life, catering to everyone's need for space, comfort & functionality.

Impeccable presentation throughout this 4-living designer home set this 4-bedroom custom home apart in the popular Kingston Estate.

Notable features also include automated home tech, efficient climate control, 7 star energy rating and an oversized double garage. This house has it all, inspect today!

## For Sale

4 Beds 2 Baths 4 Living 2 Cars

Land Size  
606sqm approx.

Price  
\$1,250,000-\$1,375,000

Contact  
Zoe Le Page  
Ben Roberts  
Office

0400 029 443  
0488 414 456  
5254 3100





## 8B Driftwood Street, Ocean Grove

Imagine waking up and being able to check the surf from your master bedroom, encompassing picture perfect Barwon Heads Bluff views in a tranquil, tree filled no through access street.

This stunning two storey townhouse offers all of the above across two masterfully designed levels, complete with multiple outdoor entertaining decks, dual living areas and position perfect!

OP living, dining and kitchen with 900mm Euromaid freestanding oven/gas cooktop, dbl pantry, Bosch dishwasher and direct deck access, complete with sitting bar.

2nd living area downstairs opening onto patio and entertaining deck, 2 additional BRs with BIRs, polished timber floors, ample storage and cool, coastal aesthetic.

DLUG includes a well fitted workshop, outdoor shower, multiple R/C air conditioning units and ambient gas log fire to the living.

### For Sale

3 Beds 2 Baths 2 Living 2 Cars

Land Size  
360sqm approx.

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

Contact  
Ben Roberts  
Zoe Le Page  
Office

0488 414 456  
0400 029 443  
5254 3100



## 91A & 91B Draper Street, Ocean Grove

Ideally positioned a short walk from Terrace shops and Main Beach comes an outstanding opportunity to purchase a beautifully designed town home from innovative builder 'Jardine Homes'. Gallery style interiors promote a stylish coastal lifestyle in the heart of Old Ocean Grove, whilst a perfectly zoned and light filled floorplan will ensure the comfort of family and guests alike.

Two dual living town homes featuring 3 bedrooms & study on 400sqm approx.

10mins walk to Ocean Grove town centre & Main Beach.  
Striking shiplap timber & contrasting modern cladding façade.  
Timber flooring, muted grey & white colour scheme.  
Internal courtyards at entry fill interiors with natural light.  
Hydronic heating to living & bedro-Quality Smeg appliances feature a built in wall oven, oms, SSAC to main living.  
North facing alfresco deck and lush green space.  
Stone topped kitchen with fully fitted WIP & island for seating.  
3 bedrooms, 2 with BIRs both with private courtyard outlooks  
Master WIR, & timber feature wall with highlight window.  
DLUG with int. access, 2000L rainwater tank, letterbox, native landscaping all included.

### For Sale

3 Beds 2 Baths 2 Living 1 Study 2 Cars

Land Size  
400sqm approx.

Price  
\$1,225,000-\$1,335,000 each

Contact  
Ben Roberts  
Andrew Kibbis  
Office

0488 414 456  
0411 424 412  
5254 3100





## 3/96 The Avenue, Ocean Grove

'Iluka' brings you an unsurpassed lifestyle 'by the sea'. Achieving a delightful balance of distinctive design with timeless coastal charm, Iluka redefines effortless luxury living in a vibrant lifestyle-enhancing location.

Paying detailed attention to functionality, comfort and quality in equal measure, Iluka offers generous proportions and understated luxury to make your seaside home.

The striking architectural roofline and modern clerestory windows invite an abundance of natural light, tranquil green aspects and a sense of uncapped space.

Enduring contemporary materials are paired with a restrained palette of warm and welcoming hues that echo the chilled-out tune of the nearby coast.

Cleverly considered with spacious zoned living and outdoor integration, these exclusive residences reflect an understanding of the ideal Australian seaside lifestyle, as laidback as it is luxurious.

## For Sale

3 Beds 2 Baths 1 Living 2 Cars

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

[www.ilukaoceangrove.com](http://www.ilukaoceangrove.com)

Contact  
Ben Roberts  
Zoe Le Page  
Office

0488 414 456  
0400 029 443  
5254 3100



## 2/20 The Parade, Ocean Grove

This beautifully presented 3BR home offers contemporary coastal living, in a private rear position with a sunny, northerly aspect.

The soaring cathedral ceiling amplifies the sense of space in the open plan kitchen, living & meals area. Expansive polished Mt Moriac pebble concrete floors meet stacker sliding doors, flowing directly on to a spacious, protected outdoor entertaining zone.

The hub of the home boasts show-stopping features like a Caesarstone waterfall island bench, large scale granite tiled splashback, concealed butler's pantry & high-quality Franke appliances.

3 luxuriously finished bedrooms include a Master with en suite & WIR, plus a central bathroom, well-appointed laundry & optimal storage, zoned Carrier heating/cooling system, DLUG & RC electric gate.

Centrally located within close walking distance to the beach, Barwon River, The Terrace shops & OG Bowls Club, this light & private abode is architecturally designed & near new.

## For Sale

3 Beds 2 Baths 1 Living 2 Cars

Land Size  
400sqm approx.

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

Contact  
Zoe Le Page  
Ben Roberts  
Office

0400 029 443  
0488 414 456  
5254 3100





## 50 Lake Avenue, Ocean Grove

Set in our beautifully tranquil lake precinct, this expansive 4BR family home boasts all of the elements required to accommodate a magnificent indoor/outdoor lifestyle.

Closeby to the Barwon River, Ocean Grove Golf Club, open parklands and the Blue Lake; and recently updated to complement the vast interior space and stunning natural light throughout.

OP kitchen, meals and living with stunning natural light, 600mm SS apps, stone benchtops and Miele dishwasher and a separate formal lounge with french doors to sunny patio.

Private established gardens and secure fencing, with paved pathways and a low fuss brick exterior reducing long term maintenance.

An ideal floor plan for growing families, closeby to schools, parkland and playgrounds for children, or alternatively the perfect holiday retreat/weekender.

## For Sale

4 Beds 2 Baths 2 Living 2 Cars

Land Size  
604sqm approx.

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

Contact  
Ben Roberts  
Andrew Kibbis  
Office

0488 414 456  
0411 424 412  
5254 3100



## 2/20 Finch Close, Ocean Grove

Tucked into the rear amongst established gums and lush garden surrounds, this 3 BR townhouse is the perfect peaceful retreat in a highly desirable, old Ocean Grove location.

Designed to maximise space and privacy across 3 split levels, with a superb, enclosable outdoor alfresco deck enveloped in thriving greenery; ensuring relaxation all year round.

OP living, dining and kitchen with 900mm Smeg freestanding oven/gas cooktop, stone benchtops, mirrored splashback and soft closing drawers.

DLUG with rear access, timber windows, hardwood timber floors, ceiling fans to all BRs, vegetable garden beds and commodious master suite with ensuite and WIR.

Beautiful bush setting within walking distance to Blue Waters Lake, The Terrace shopping precinct, patrolled surf beaches and zoned for preferred local schools.

## For Sale

3 Beds 2 Baths 2 Living 2 Cars

Land Size  
438sqm approx.

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

Contact  
Zoe Le Page  
Ben Roberts  
Office

0400 029 443  
0488 414 456  
5254 3100





## 42 Daintree Way, Ocean Grove

Prepare to be impressed by the grand proportions of this modern, two storey home that will accommodate your growing family with ease, inside and out.

Set in a quiet location, surrounded by parklands and established trees and on a huge 845sqm (approx.), families will certainly appreciate the space on offer here.

Downstairs expansive OP living, kitchen and meals area with convenient access to sunny outdoor deck and fire pit area with built in seating.

Additional downstairs living room plus full home office/study, upstairs master suite with private balcony, ensuite and WIR; and 3 further BRs of ample size, 2 with BIR's, 1 with WIR and adjacent lounge.

DLUG with rear roller access through to additional parking, ducted heating, evaporative cooling and R/C air conditioning and easily accessible to schools, childcare and retail facilities.

## For Sale

4 Beds 2 Baths 4 Living 1 Study 2 Cars

Land Size  
845sqm approx.

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

Contact  
Zoe Le Page  
Ben Roberts  
Office

0400 029 443  
0488 414 456  
5254 3100



## 2/73 Dare Street, Ocean Grove

As the saying goes, it's all about location! This fully renovated 2-bedroom, 2-bathroom townhouse has it in spades, set in the tightly-held heart of old Ocean Grove.

A gentle stroll to The Terrace shops and local dining, the main beach is mere metres away, adding further appeal to this delightful, low maintenance home.

Recently renovated, the contemporary coastal theme boasts natural light, fresh crisp white interiors and engineered timber floors, setting the tone for an enviable seaside aesthetic.

When true quality, ease of living & A+ location are paramount features you are looking for in your next home, look no further than this sensational townhouse.

Enticing as a permanent abode, weekender or portfolio addition, it offers breathtaking ocean and river views that are amplified by incredible sunsets across the estuary.

### For Sale

2 Beds 2 Baths 1 Living 1 Car

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

Contact  
Ben Roberts  
Andrew Kibbis  
Office

0488 414 456  
0411 424 412  
5254 3100





## 18 Mowbray Drive, Ocean Grove

Shrouded perfectly by established gardens in a wonderfully quiet pocket, pleasant surprises await you in this upgraded, thoughtfully planned 4BR home.

A relaxed coastal interior with Hardwood timber doors, beautiful northern light and plenty of space for the growing family.

OP living connects seamlessly with north facing decking and undercover alfresco area, perfect for year round entertaining with family and friends.

Separate zones accommodate flexibility of lifestyle, with a privatised master BR hosting a spacious ensuite with dual vanities and well fitted WIR.

Location perfect - central to local schools, kindergartens, The Marketplace shopping centre and beautiful parklands for children to grow and play.

## For Sale

4 Beds 2 Baths 2 Living 2 Cars

Land Size  
648sqm approx.

Price  
\$795,000-\$870,000

Contact  
Zoe Le Page  
Toby Lee  
Office

0400 029 443  
0448 008 900  
5254 3100



## 76 The Terrace, Ocean Grove

This stylish and private first floor residence captures an enviable coastal lifestyle, situated right in the very heart of Ocean Grove's popular café and shopping district.

Drenched in natural light, seamless interiors flow to terraces perfect for a balmy summer night's entertaining, with ever-changing ocean and river views you're going to fall in love with!

Full height picture windows to the living zone capture views out to Bass Strait, and the Barwon River with louvre windows inviting the sounds of the surf and breeze to flow within.

A well-equipped chef's kitchen with vast stone island and a big social dining space flows out through bi-fold where entertaining spills out to a covered north facing terrace and deck.

Master suite with water views and direct balcony access, secure parking and video intercom ensure absolute comfort and security – with the beach only a 500m walk from home!

## For Sale

2 Beds 2 Baths 1 Living 1 Car

Price  
\$790,000-\$870,000

Inspect  
See website for details

Contact  
Zoe Le Page  
Ben Roberts  
Office

0400 029 443  
0488 414 456  
5254 3100





## 1/127 Bonnyvale Road, Ocean Grove

### For Sale

Light, bright and brilliant 3 BR unit in an appealing location.

OP kitchen, meal and living with direct access to undercover entertaining.

"Master" suite with ensuite plus 2 additional BRs and bathroom.

Privatised with fencing and double gated access for OSP.

Conveniently located close by to beaches, cafes and shopping.

Scope for interior improvements or a small extension (STCA).

The perfect weekender or downsize for coastal retirees.

3 Beds 2 Baths 2 Living 2 Cars

Land Size  
265.0squareMeter approx

Price  
\$675,000-\$740,000

Contact  
Ben Roberts  
Zoe Le Page  
Office

0488 414 456  
0400 029 443  
5254 3100



## 23-25 Senna Circuit, Ocean Grove

For Sale

Ready, Set, Build: Rare Titled Corner Block!

Enjoy 25% reduction in stamp duty on vacant land.  
524sqm (approx) with 2 street frontages.  
Corner site provides opportunity for side access for caravan or boat.  
Desirable east-west orientation provides for sunny, northern frontage.  
Moments to new shopping centre, cafes, gym and medical centre.  
Located close to reserves and green belts.  
Well connected by paths to parkland, sporting fields and schools.

Land Size 524sqm approx.

Contact Agent

Agents  
Zoe Le Page  
Toby Lee

0400 029 443  
0448 008 900

# your rental team.



**Bev Park**

0429 570 491  
Senior Property Manager  
Licensed Estate Agent



**Holly Gay**

0411 030 740  
Property Manager  
Licensed Estate Agent



**Emma Morphet**

0407 638 853  
Assistant Property Manager





## 37 Cockle Crescent, Point Lonsdale

Designed to embrace the very essence of coastal living, this distinctive 3-bedroom home exudes the relaxed seaside vibes that are synonymous with Point Lonsdale.

Stunning window treatments diffuse the light under a soaring raked ceiling, while Tasmanian Oak floors and 100% wool carpets add a luxe finish to complement stone and timber surfaces.

The fresh interior colour palette and textural elements offer a calm aesthetic, with functional sleeping and living zones for family life.

Spotted Gum decks create a seamless connection to nature, with enviable landscaped outdoor spaces that extend the dual living rooms inside.

Situated in the beautiful new Point Estate in the lakes precinct, this stunning near-new home is 6-star rated. Effortless, relaxed, calming and homely, it will always be the place you long to come to...

### For Sale

3 Beds 2 Baths 2 Living 2 Cars

Land Size  
511sqm approx.

Price  
\$950,000-\$1,045,000

Contact  
Lee Martin  
Toby Lee  
Office

0400 957 839  
0448 008 900  
5254 3100



## 18A & 18B Langdon Street, Portarlington

Sparkling bay views only moments from the main street of Portarlington - locations don't get better than this!

Currently under construction by leading local builders, this 3BR modern home offers coastal lifestyle excellence.

High end finishes include stone benchtops, polished concrete floors & a feature timber staircase, leading upstairs to the kitchen, living & entertaining area, oriented to enjoy exceptional water views.

The spacious master suite boasts the convenience of an en suite bathroom & WIR, while 2 additional bedrooms, main bathroom & first floor retreat provide further versatile living space.

Satisfy your dreams of living in one of the Bellarine Peninsula's premiere towns, or invest in a fantastic development; this stylish contemporary design on a desirable north-facing allotment will make an idyllic seaside retreat.

### For Sale

3 Beds 2 Baths 2 Living 1 Cars

Price  
\$995,000 each

Contact  
Lee Martin  
Ben Roberts  
Office

0400 957 839  
0488 414 456  
5254 3100





## 25 Homestead Avenue, Wallington

Distinguished family home, situated on 2.5 acres (approx.), with all the embellishments of private, luxury living.

This stunning Wallington homestead offers endless opportunities for a life of style, comfort and quietude, with the potential to run a successful business from home. An enormous multi-functional shed is nestled in amongst rows of Blue Gum's, offering 'rustic opulence' that's popular with weddings and other functions.

From the picturesque Silver Birch-lined avenue, to the idyllic sun deck with garden vistas and a solar-heated pool, this property embodies classic style and is perfectly suited to its rural surrounds.

Open plan living flows beautifully around the kitchen to a light-filled dining alcove overlooking the garden and lake, combining practical design with timeless elegance.

Just 5 minutes by car to Ocean Grove, beaches, shops, wineries and schools, the rewards of a semi self-sufficient lifestyle are yours to enjoy...

### For Sale

3 Beds 2 Baths 2 Living 1 Study 8 Cars

Land Size  
2.5 acres approx.

Price  
\$1,950,000-\$2,100,000

Contact  
Zoe Le Page  
Levi Turner  
Office

0400 029 443  
0408 552 539  
5254 3100

# 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

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