



bellarine **b** property
Rentals | Commercial | Sales | Projects

July 31 - August 6 2021



christian bartley.

Managing Director
Licensed Estate Agent
0410 695 325



levi turner.

Director
Licensed Estate Agent
0408 552 539



ben roberts.

Director
Licensed Estate Agent
0488 414 456



peta walter.

Barwon Heads Team
0439 354 362



toby lee.

Ocean Grove Team
Licensed Estate Agent
0448 008 900



zoe le page.

Ocean Grove Team
0400 029 443



andrew kibbis.

Ocean Grove Team
0411 424 412



lee martin.

Bellarine Team
0400 957 839



tom harrison.

Bellarine Team
0421 508 877



callen lowther.

Your 3223 Agent
0431 337 613



bev park.

Senior Property Manager
Licensed Estate Agent
0429 570 491



holly gay.

Property Manager
Licensed Estate Agent
0411 030 740



emma morphet.

Assistant Property Manager
0407 638 853



sara arkoshy.

Financial Controller
& HR Manager



alex bradley.

Sales Coordinator



michelle sambucco.

Sales Coordinator



lisa buckley.

Marketing Coordinator



rachel daines.

Marketing Assistant/
Office Administration



fiona fahey.

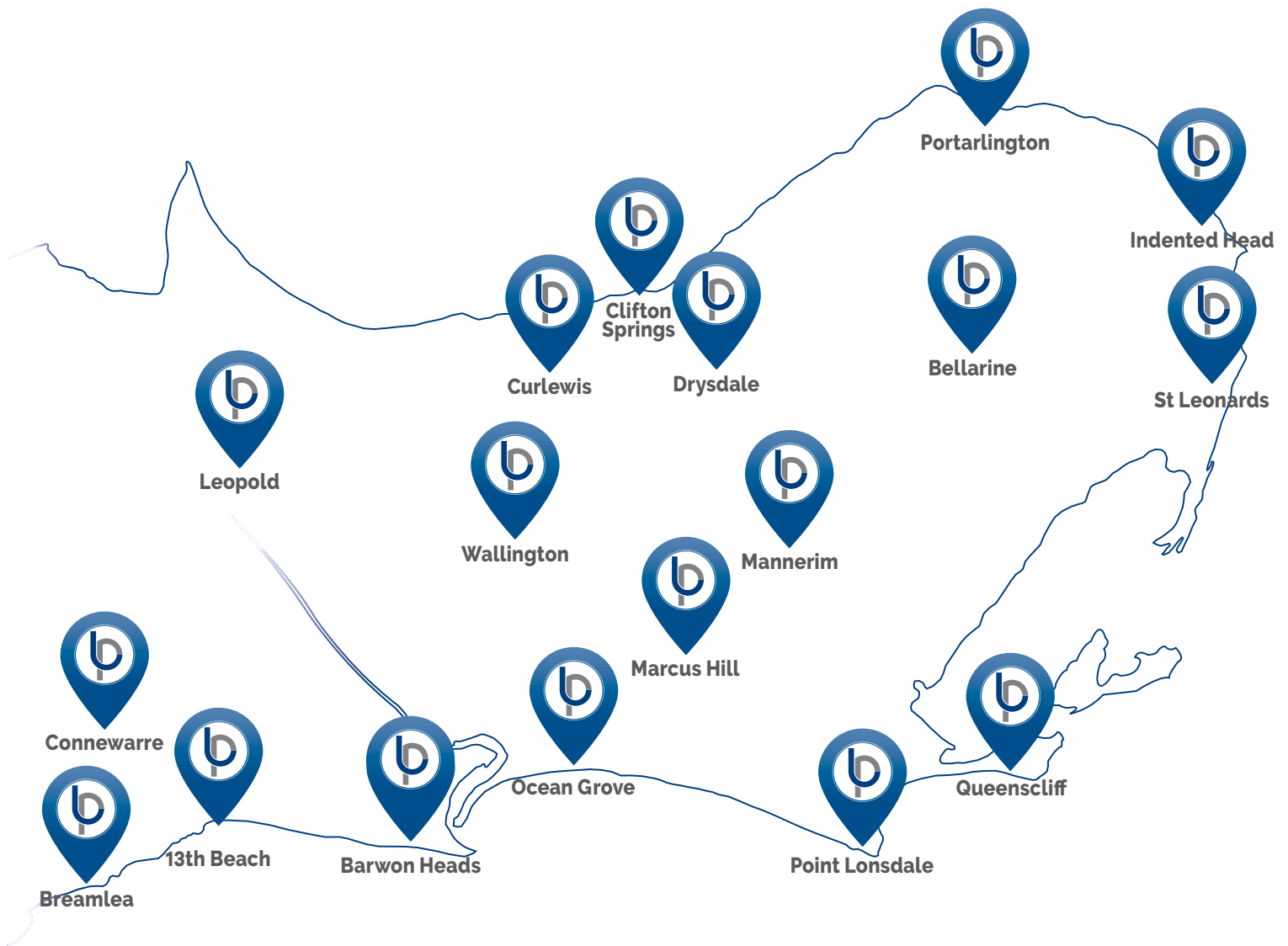
Weekend Receptionist



wendy horach.

Weekend Receptionist

we service the entire bellarine peninsula.



find out more from our website.

bellarineproperty.com.au

june 2021 statistics.

barwon heads.

Median Sale Price
1,385,000
Highest Sale Price
\$1,750,000
Lowest Sale Price
\$1,590,000
Average days on market
24
Total properties sold
4

clifton springs.

Median Sale Price
\$571,000
Highest Sale Price
\$1,100,000
Lowest Sale Price
\$565,000
Average days on market
46
Total properties sold
8

connewarre.

Median Sale Price
\$1,607,500
Highest Sale Price
\$930,000
Lowest Sale Price
\$230,000
Average days on market
N/A
Total properties sold
2

drysdale.

Median Sale Price
\$680,000
Highest Sale Price
\$1,210,000
Lowest Sale Price
\$300,000
Average days on market
59
Total properties sold
9

indented head.

Median Sale Price
\$670,000
Highest Sale Price
\$1,220,000
Lowest Sale Price
\$790,000
Average days on market
N/A
Total properties sold
4

leopold.

Median Sale Price
\$560,000
Highest Sale Price
\$925,000
Lowest Sale Price
\$500,000
Average days on market
45
Total properties sold
22

ocean grove.

Median Sale Price
\$860,000
Highest Sale Price
\$2,100,000
Lowest Sale Price
\$350,000
Average days on market
49
Total properties sold
45

point lonsdale.

Median Sale Price
\$985,000
Highest Sale Price
\$830,000
Lowest Sale Price
N/A
Average days on market
65
Total properties sold
5

curlewis.

Median Sale Price
\$580,000
Highest Sale Price
\$690,000
Lowest Sale Price
\$320,000
Average days on market
30
Total properties sold
13

portarlington.

Median Sale Price
\$755,000
Highest Sale Price
\$1,170,000
Lowest Sale Price
\$293,000
Average days on market
N/A
Total properties sold
7

queenscliff.

Median Sale Price
\$1,250,000
Highest Sale Price
\$860,000
Lowest Sale Price
N/A
Average days on market
68
Total properties sold
5

wallington.

Median Sale Price
\$1,900,000
Highest Sale Price
\$2,080,000
Lowest Sale Price
\$1,640,000
Average days on market
N/A
Total properties sold
2

st leonards.

Median Sale Price
\$642,500
Highest Sale Price
\$1,420,000
Lowest Sale Price
\$290,000
Average days on market
43
Total properties sold
16



32 Golf Links Road, Barwon Heads

Positioned in an enviable position in easy walking distance to the Golf Club, school, shops & river, this large 810sqm approx. allotment offers the potential for a permanent residence, investment property, or development opportunities (STCA).

This existing 3 bedroom weatherboard home has all the character of an original beach shack, with hardwood floors, sundrenched open plan living, a cosy wood fire heater and split system AC.

A bright kitchen with stainless steel appliances and decorative tile splashback overlooks the meals and living area, ideally oriented to capture the northerly aspect.

Outdoors, you'll spend sunny days on the deck, with the children playing in the secret garden of this fully fenced yard, climbing the huge gum tree in the backyard with a storybook barn forming an idyllic backdrop.

Inspect today, and create your dream coastal home in this prized location, within current zoning that supports further development (STCA).

For Sale

3 Beds 2 Baths 2 Living 1 Car

Land Size
810sqm approx.

Price
\$2,300,000-\$2,500,000

Contact
Levi Turner
Peta Walter
Office

0408 552 539
0439 354 362
5254 3100



3/102 Carr Street, Barwon Heads

Freshly renovated in a style that expresses timeless appeal throughout, there is nothing more to do but unpack your bags & begin your riverside life.

This privately positioned double-storey home is set back in a prestigious Carr St enclave amongst the treetops, with filtered views of the sparkling Barwon River & across to Ocean Grove.

Occupying its own title, it has dual living areas with split system heating & cooling to both & private decks from every room.

Set in a tranquil, private location with a north entertaining zone, the Spotted Gum deck complements a paved area & lawn that offers sunshine & shade, complete with outdoor hot/cold shower

A separate 2-storey, fully S/C studio with private entry boasting ensuite, new kitchenette, SSAC, huge attic/bedroom space, offers the flexibility of extra accommodation.

Garage with workshop & mezzanine storage adds to the versatility of this low maintenance home, weekender or investment property.

Auction

Saturday 7th August at 1pm

4 Beds 3 Baths 3 Living 2 Cars

Land Size
479sqm approx.

Price
Contact Agent

Contact
Peta Walter
Levi Turner
Office

0439 354 362
0408 552 539
5254 3100



12 Heron Crescent, Barwon Heads

A golden opportunity exists to get into the Barwon Heads market, or secure a worthy investment property, in this family-friendly river precinct. East-west orientation invites lovely sunshine into the open plan living area, enhanced by skylights over the central kitchen.

Wood fire heating and split system heating-cooling provides climate comfort to the single level home, while 3 bedrooms and 1 bathroom make for a practical family home or downsizer.

This home sits on a generous 725sqm (approx.) site with substantial space for outdoor living, and has room for the boat or vehicle plus a shed for all the toys.

Tucked away in a quiet non-thoroughfare street, you can explore natural surrounds and walk 400m to the river and the best of Barwon Heads from the front gate.

Move straight in and enjoy the coastal lifestyle in this personality packed home in a covetable position in handy proximity to the river, parkland and town.

Auction

Saturday 7th August at 11am

3 Beds 1 Bath 1 Living 1 Car

Land Size
725sqm approx.

Price
Contact Agent

Contact
Levi Turner
Peta Walter
Office

0408 552 539
0439 354 362
5254 3100



19 Furneaux Close, Barwon Heads

Set in a court on a large private 1024m (approx) block in a quiet family neighbourhood, this spacious four-bedroom home with study offers a wonderfully relaxed & comfortable lifestyle.

Designed to embrace the expansive backyard & entertainer's decks, this home provides functional zoning for bedrooms & versatile dual living areas to suit family life.

Ducted gas heating & a recently upgraded evaporative cooling system & SSAC provide efficient heating & cooling throughout. A large family kitchen with quality SMEG appliances occupies the hub of the home, with island bench overlooking the meals area.

Double garage with drive-through & internal access, as well as a single garage/work shed with power at the rear of the block, provides more than ample parking.

Just minutes from all that Barwon Heads has to offer, yet worlds away from the hype of seasonal tourism, it's only 10' walk to the river via Moonah & circuit walks.

For Sale

4 Beds 2 Baths 2 Living 1 Study 2 Cars

Land Size
1024sqm approx.

Price
\$1,790,000-\$1,890,000

Contact
Peta Walter
Levi Turner
Office

0439 354 362
0408 552 539
5254 3100



33 Plantation Drive, Connewarre

Located in the renowned 13th Beach Golf Links Estate, this architecturally designed home is positioned in one of the best streets in the Estate.

Looking directly onto the manicured fairway & first green of the Creek Course, the sense of space is palpable. Designed to elevate everyday life, the living & entertaining spaces are oriented to maximise the vista, celebrating picturesque outlooks & sunsets.

The kitchen will delight the entertainer, with stone island bench, butler's pantry & high-quality appliances. S/S heat-cool, wood burning fire & hydronic slab heating provide year-round comfort.

The master bedroom boasts an ensuite with stone benchtop, shower & WIR. Three additional bedrooms all have WIRs, one with direct access to a central bathroom with deep relaxing bath, shower & sep powder room. Further highlights include dual living areas, home office, sheltered alfresco & triple garage.

This gated community offers privacy, yet acts as a gateway Bellarine Peninsula. Your dream lifestyle begins here.

For Sale

4 Beds 2 Baths 2 Living 1 Study 3 Cars

Land Size
977sqm approx.

Price
\$1,790,000-\$1,890,000

Contact
Levi Turner
Peta Walter
Office

0408 552 539
0439 354 362
5254 3100

your barwon heads team.



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Licensed Estate Agent
0410 695 325



levi turner.
Director
Licensed Estate Agent
0408 552 539



peta walter.
Barwon Heads Team
0439 354 362

your bellarine team.



lee martin.
Bellarine Team Leader
0400 957 839



tom harrison.
Bellarine Team
0421 508 877



callen lowther.
Your 3223 Agent
0431 337 613



13 Coorumby Avenue, Clifton Springs

For Sale

Beautifully renovated throughout to capitalize on an easy single level floor plan while integrating multiple outdoor entertaining zones, this 3BR home is a fantastic option as your next family home.

Polished timber floors complement modern upgrades throughout the interior, presenting perfectly to the market as is - but with even more potential.

Central, modern kitchen with 900mm F/S ove, gas cooktop and stone benchtops with adjacent dining zone offering direct connection to the outdoor pergola.

The possibility for views to be achieved from an upper level (STCA); and further scope for landscaping and future exterior upgrades.

A great position to enjoy the best of the bellarine, nearby to award winning wineries and restaurants. Single carport, R/C air conditioning, garden shed and secure backyard.

3 Beds 2 Baths 1 Car

Land Size
585sqm approx.

Price
\$530,000-\$580,000

Contact
Tom Harrison
Lee Martin
Office

0421 508 877
0400 957 839
5254 3100



25 Oceania Drive, Curlewis

Presenting an easy-care 4 bedroom residence with a study, this home is perfect for first home buyers taking advantage of generous government incentives, or investors looking for their next savvy purchase.

Centrally located close to Curlewis' best amenities, with the convenience of being just minutes from the Shopping Centre, the local Primary School and parks are also nearby.

North orientation invites natural light into the open plan living, dining and kitchen, linking to the alfresco with sliding glass doors to a private alfresco and fully fenced backyard.

Impressive features include a dedicated study, sophisticated kitchen with island bench, 900mm oven with gas hob and a walk-in pantry.

The well-placed master has an ensuite and WIR, while 3 additional bedrooms have BIRs are serviced by a family bathroom. Ducted heating and cooling, double remote garage and a low maintenance landscaped garden make this home move-in ready.

For Sale

4 Beds 2 Baths 2 Living 2 Cars

Land Size
450sqm approx.

Price
\$600,000-\$650,000

Contact
Tom Harrison
Lee Martin
Office

0421 508 877
0400 957 839
5254 3100



5-7 Lauriston Lane, Drysdale

Set beneath soaring ceilings and characterised by picture windows that amplify the leafy views, this custom architecturally designed home will bring your dreams to life.

Modern features and high-level finishes enhance the flow of daily life, with intuitive, adaptable spaces that provide room for the whole family to relax, study or entertain.

Ideally oriented to the north with seamless connection to outdoor entertaining, the home is further enhanced by passive solar benefits and abundant natural light.

Four bedrooms include a privately positioned master suite and two bathrooms. The cleverly planned layout has 3 distinctive living rooms and a stunning kitchen with huge butler's pantry at its heart.

Set on just under an acre with productive gardens, play space and room for the chickens, the 3-bay shed with workshop complements the double garage for even more storage.

For Sale

4 Beds 2 Baths 3 Living 1 Study 6 Cars

Land Size
3740sqm approx.

Price
\$1,550,000-\$1,700,000

Contact
Lee Martin
Tom Harrison
Office

0400 957 839
0421 508 877
5254 3100



15 Palmerston Street, Drysdale

Beautifully lit open space and a highly functional floor plan with ample accommodation fulfil this 5BR property within a short step of the town centre; and all available practical and retail assets.

3 living zones augment a sense of space and privacy, with the undeniable attraction being the spacious rear yard that offers subdivision potential (STCA),

OP living, meals and kitchen occupy the central nucleus with the traditional hostess kitchen offering fully fitted butler's pantry and high-end SS apps.

5BRs split into two zones promoting flexibility and privacy with timber floors and a neutral palette throughout the freshly painted and re-carpeted interior.

Double garage, plus 1 shed to the rear for equipment overflow. An ideal family home or re-development/subdivision site with commercial prospective (STCA).

Auction

Saturday 14th August at 11am.

5 Beds 2 Baths 3 Living 2 Cars

Land Size
1215sqm approx.

Price
Contact Agent

Contact
Lee Martin
Tom Harrison
Office

0400 957 839
0421 508 877
5254 3100



8-10 Clarendon Street, Drysdale

This brand new development of 13 factories is exceptionally well positioned in the new commercial & business hub of Drysdale. The development along the Murradoc Road precinct has been extensive & is planned to continue to grow & develop.

The area is fast becoming the new hub of the town with key businesses & services positioned within this precinct to include Coles Supermarket, Liquorland, Aldi, Bendigo Bank & Anytime Fitness. We are seeing a shift in the occupants of the new factories, to not only trades but cafes, gyms & showrooms.

Drysdale is centrally located on the Bellarine Peninsula & provides buyers & tenants the opportunity to start, grow & develop their business at an affordable price level.

For investors the development provides an affordable opportunity to begin your commercial portfolio in a brand new building with little maintenance & a strong demand with tenants.

The development is expected to be completed by early November.

3 Now Sold

Land Size
2466sqm approx.

Price
From \$289,000 Plus GST

Contact
Levi Turner
Ben Roberts
Office

0408 552 539
0488 414 456
5254 3100

your ocean grove team.



ben roberts.
Director
Licensed Estate Agent
0488 414 456



toby lee.
Ocean Grove Team
Licensed Estate Agent
0448 008 900



zoe le page.
Ocean Grove Team
0400 029 443



andrew kibbis.
Ocean Grove Team
0411 424 412

your rental team.



bev park.
Senior Property Manager
Licensed Estate Agent
0429 570 491



holly gay.
Property Manager
Licensed Estate Agent
0411 030 740



emma morphet.
Assistant Property Manager
Licensed Estate Agent
0407 638 853



2/40 Pembroke Road, Ocean Grove

Coastal 3BR unit presenting as a wonderful option for those looking for a neat downsize, rental investment or fantastic holiday property to escape the daily grind.

A compact footprint offers fantastic respite across a single level, with adaptable outdoor spaces increasing the sense of space through seasonal enjoyment.

Dual living areas offer flexibility for lounging and meals; with the functional kitchen space overlooking the lovely backyard, providing ample storage room and upright gas cooktop/oven.

Enjoying a relaxed coastal vibe just moments from immaculate beaches, cafes, parklands and a plethora of practical assets.

SLUG, carport, additional off street parking, R/C air conditioning, garden shed and secure, private rear yard for relaxation and play.

Selling by 

3 Beds 1 Bath 1 Living 2 Cars

Land Size
381sqm approx.

Price
Contact Agent

Contact
Toby Lee
Zoe Le Page
Office

0448 008 900
0400 029 443
5254 3100



3/22 Everest Road, Ocean Grove

This near new warehouse offers an outstanding opportunity within one of Victoria's busiest and most popular coastal locations. Positioned in the developing and sought after Ocean Grove industrial estate, the design and layout of the property lends itself to a number of uses. The Ocean Grove industrial estate has had a transformation in the past few years with the inclusion of a brewery, yoga studio, salt therapy and floatation centre, coffee shop, and others. What was once reserved for trades and manufacturing of goods, has changed into a thriving centre for the arts, hospitality and many more.

The Facts:

- Floor space of 115m²
- Two off street car spaces with ample more room inside the property
- 5.1m roller door proving outstanding entry clearance and access
- 7m ceilings lends itself to the addition of a mezzanine for additional storage and/or offices
- Disabled toilet and kitchenette facilities

For Lease

Size
115sqm approx.

Price
\$22,000 p.a Plus GST & Outgoings

Contact
Levi Turner
Office

0408 552 539
5254 3100



17 The Avenue, Ocean Grove

This stunning home makes an impact from the moment you arrive, with panoramic views of the sea, bluff and Barwon River on an elevated double allotment (1191m2 approx).

The impressive 2-storey façade features a stone wall, with commanding views from the extensive front deck, all three living rooms & the luxurious parents retreat.

Sensational family living is made possible by expansive spaces. From formal living with an open fire place, to a modern kitchen with WIP, OP dining, relaxed family rooms, home office & 5 bedrooms, this is the ultimate residence for a growing family.

Walk to the shops, parkland or school within a 700m radius, with surf views inspiring daily walks at nearby Ocean Grove main beach.

A wealth of lifestyle-enhancing features includes hydronic heating, cooling, polished floorboards, wet bar, beautiful hedge bordering, north facing rear garden with pool & double garage, making this more than just a spectacular place to call home.

For Sale

5 Beds 2 Baths 4 Living 1 Study 2 Cars

Land Size
1191sqm approx.

Price
\$4,000,000-\$4,400,000

Contact
Ben Roberts
Toby Lee
Office

0488 414 456
0448 008 900
5254 3100



1-3 Bell Street, Ocean Grove

Construction by Doherty Building Group commences soon, bringing a new level of luxury to this seaside locale. Impactful from the moment you arrive, the view is revealed upstairs from a home that can effectively be described as a panorama. Visual engagement with the landscape takes in the sea, bluff & Barwon River, with Blue Waters Lake to the north.

Delivering generous space with a lift between upper & lower living rooms, the stunning showpiece kitchen & outdoor entertaining are matched with luxuriously appointed bedrooms & bathrooms.

Modern exterior cladding is complemented by interiors defined by polished concrete floors & warm timber accents. 1 & 3 Bell St will come to life as it engages with its inhabitants & its environment.

Unsurpassed quality & workmanship in an unmatched location will make this residences ideal for permanent occupancy, luxurious weekends or investment holiday havens. Swap your daily commute for walks around the lake, before getting a coffee at The Groove & strolling along the riverside to watch the fishermen land their catch - this is the future of coastal living.

For Sale

3 Beds 2 Baths 2 Living 2 Cars

Price
\$1,650,000-\$1,695,000

Inspect
Check website for details.

Contact
Ben Roberts
Andrew Kibbis
Office

0488 414 456
0411 424 412
5254 3100



68 Lake Avenue, Ocean Grove

Construction by Doherty Building Group commences soon, bringing a new level of luxury to this seaside locale. Impactful from the moment you arrive, the view is revealed upstairs from a home that can effectively be described as a panorama. Visual engagement with the landscape takes in the sea, bluff & Barwon River, with Blue Waters Lake to the north.

Delivering generous space with a lift between upper & lower living rooms, the stunning showpiece kitchens & outdoor entertaining are matched with luxuriously appointed bedrooms & bathrooms.

Modern exterior cladding is complemented by interiors defined by polished concrete floors & warm timber accents. 1 & 3 Bell St will come to life as it engages with its inhabitants & its environment.

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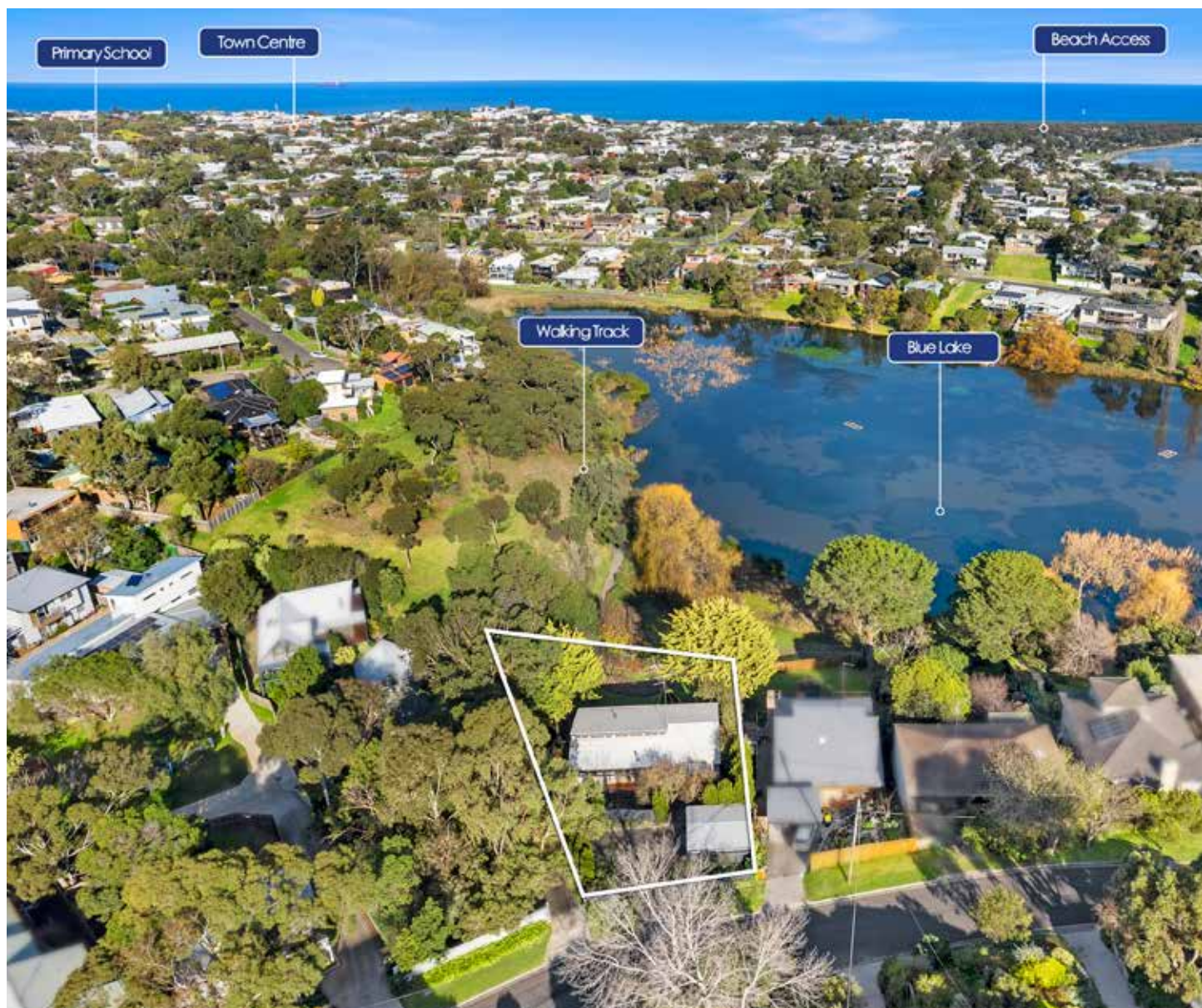
For Sale

3 Beds 2 Baths 2 Living 2 Cars

Price
\$1,650,000-\$1,695,000

Contact
Ben Roberts
Andrew Kibbis
Office

0488 414 456
0411 424 412
5254 3100



44 Riviera Crescent, Ocean Grove

Magnificent Blue Waters Lake and parkland views are yours to enjoy from this immaculately presented home on the high side of Riviera Drive.

Situated on a fully landscaped elevated allotment, very few opportunities arise to secure a property that overlooks this visually stunning reserve with abundant birdlife.

High ceilings amplify the sense of space on the upper floor, with direct flow to north and south outdoor sitting areas. Meandering garden paths through Cypress trees and Silver Birches reveal quaint courtyards and vibrant flowering varieties.

Two living rooms, 3 bedrooms and 2 bathrooms span 2 levels, with almost every room opening onto vast decks with spectacular lake views.

Open plan living with gable ceilings and extensive glazing captures the scenic aspect from every angle. This exceptional property also features an elegant kitchen with intuitive design highlights, new carpet and a DLUG

For Sale

3 Beds 2 Baths 2 Living 1 Study 2 Cars

Land Size
1446sqm approx.

Price
\$1,595,000-\$1,650,000

Contact
Zoe Le Page
Ben Roberts
Office

0400 029 443
0488 414 456
5254 3100



1/16 Riviera Crescent, Ocean Grove

Located in the highly popular lake precinct in Ocean Grove, set in a desirably peaceful and idyllic setting with absolute lake frontage. Clever split-level design and an expansive balconies maximise enjoyment of the picturesque scenery and offers unique character. You don't want to miss out on this opportunity!

The Facts:

- North facing Master Bedroom with WIR & two way ensuite
- Two further Bedrooms with Built in robes
- Two living zones with lake views
- Study/home office nook
- Two large decks overlook the calm waters and local wildlife
- A fully landscaped, low maintenance yard
- Sleek white kitchen with waterfall stone benchtop
- Dual way bathroom features stone topped double vanities and frameless screened shower
- Internal double garage access
- Central heating throughout home
- Reverse Cycle system provides cooling
- Uninterrupted water views stretching east to west

For Sale

3 Beds 2 Baths 2 Living 1 Study 2 Cars

Land Size
365sqm approx.

Price
\$1,475,000-\$1,550,000

Contact
Toby Lee
Ben Roberts
Office

0448 008 900
0488 414 456
5254 3100



3B Raven Close, Ocean Grove

2 storey townhouse situated in one of Ocean Grove's most naturally stunning settings, with no through traffic and a quiet ambiance unique to this part of town.

High class kitchen with dual wall ovens, induction cooktop, undermount sink, stone benchtops and bi-fold servery window; plus a commodious amount of storage and bench space.

Clever design has not compromised the home's interior footprint, along with ideal orientation and outdoor areas prioritising flow and seasonal entertainment.

Huge master suite with timber feature wall concealing extra space, ample dressing room and executive ensuite with freestanding bath, dual basins, 2 x shower heads and separate w. c.

Beautiful quiet court location, nearby to the Blue Waters Lake with easy accessibility to Ocean Grove Primary School, The Terrace, pristine beaches and all practical facilities.

For Sale

3 Beds 3 Baths 3 Living 2 Cars

Land Size
417sqm approx.

Price
\$1,375,000

Contact
Zoe Le Page
Toby Lee
Office

0400 029 443
0448 008 900
5254 3100



7 Crane Court, Ocean Grove

Immaculately presented in every way and move-in ready, this near new 4BR home offers an abundance of modern space for families to enjoy.

The free flowing floor plan across a convenient single level ensures seamless connection with the outdoors, with multiple living zones cementing privacy and easy living.

Stylish hostess kitchen with 900mm freestanding oven with gas cooktop, stone benchtops, ample storage and walk in pantry.

Sensational connection to the outdoor alfresco deck, offering seamless flow to the spacious backyard and beautiful presented established gardens.

DLUG, additional garden shed, timber floors to main living zone, additional lounge room plus games/rumpus room.

For Sale

4 Beds 2 Baths 2 Living 2 Cars

Land Size
632sqm approx.

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

Contact
Andrew Kibbis
Zoe Le Page
Office

0411 424 412
0400 029 443
5254 3100



2 & 3/89 Draper Street, Ocean Grove

Centrally positioned close to the best of Ocean Grove's assets, this location affords you the freedom to walk to the beach & shopping strip, with the recreation reserve opposite for sporting activities.

Construction by high calibre local builders (Michael Higgins Building Design) commences soon, designed & built to showcase & exude ease of living.

The striking timber-clad façade & high-pitched roofline is complemented by exacting interiors, resulting in a modern coastal aesthetic that will appeal to those seeking permanent occupancy, a luxurious weekend or investment holiday retreat.

Extensive glazing provides light-filled living, with Blackbutt timber flooring & luxe stone surfaces creating visual continuity throughout the double-storey dwellings.

The understated sophistication of a neutral colour palette complements the greenery outside, forging a visual connection to the Bellarine Yellow Gums & indigenous species outdoors.

For Sale

3 Beds 2 Baths 1 Living 1 Car

Price
\$1,100,000-\$1,250,000

Contact
Ben Roberts
Toby Lee
Office

0488 414 456
0448 008 900
5254 3100



2/108 The Terrace, Ocean Grove

Offering a rare opportunity to be part of a prestigious development in one of the prettiest locations in coastal Victoria, these stunning Architect-designed apartments are located within steps of the beach & town centre. Whether as a home or holiday retreat, this is a sanctuary you will be proud to call your own.

Award-winning Jackson Clements Burrows Architects were provided with a brief that insisted upon total comfort, lifestyle & practicality. This property is sympathetic to the surrounding landscape & performs well in terms of the local climate.

Interiors are luxurious, with a definite sense of easy-going calm. A muted colour palette has been chosen to reflect the natural surroundings. Cool, restful greys and crisp white accents infuse a distinct freshness throughout each apartment.

Tim Nicholas, of the award-winning tnla Landscape Architects, has created a thoughtful, water-sensitive and cohesive design for the grounds, incorporating a multitude of elements, all considered with great care and attention to detail.

For Sale

2 Beds 2 Baths 1 Living 1 Car

Price
\$995,000

Contact
Ben Roberts
Zoe Le Page
Office

0488 414 456
0400 029 443
5254 3100



6 Emperor Drive, Ocean Grove

Designed to capture stunning views across the Begola Wetlands Reserve, this 4BR single level residence resting on a rare 3446sqm (approx.) allotment, must be seen to be believed.

Open plan, light filled living zones encapsulate beautiful organic outlooks, featuring established gardens and private lawns meandering down to a short 10 minute stroll onto the sand.

Second north facing living area offers further relaxation with the light filled master suite overlooking lovely natural vistas and private lawns.

Rainwater tanks, dbl garage with powered workshop, additional off street parking for boats/trailers/caravans, gas log fire and r/c air conditioning.

This private oasis is a rare offering to the market, positioned in the ultimate position where the sounds of the ocean and native birdlife will lull you into relaxation.

Auction

Saturday 14th August at 11am

4 Beds 3 Baths 2 Living 1 Study 2 Cars

Land Size
3446sqm approx.

Price
Contact Agent

Contact
Andrew Kibbis
Ben Roberts
Office

0411 424 412
0488 414 456
5254 3100



4/108 The Terrace, Ocean Grove

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Tim Nicholas, of the award-winning tnla Landscape Architects, has created a thoughtful, water-sensitive and cohesive design for the grounds, incorporating a multitude of elements, all considered with great care and attention to detail.

For Sale

2 Beds 2 Baths 1 Living 1 Car

Price
\$995,000

Contact
Ben Roberts
Zoe Le Page
Office

0488 414 456
0400 029 443
5254 3100



2/72 Tuckfield Street, Ocean Grove

Combining clean modern lines with a contemporary look that will draw you inside, this brilliant two storey townhouse will attract your attention.

Expansive OP living zone, dining and stunning hostess kitchen with SS Blanco apps; inclusive of 900mm cooktop, oven, dishwasher and glass splashback.

The luxurious master suite occupies the lower level; with large, fully fitted WIR and ensuite bathroom featuring porcelain tiles, in situ shower with frameless screen & double vanity.

DLUG with internal access, 2300l water tank plumbed to toilets, reverse cycle a/c, intercom, outdoor utility space, private lawns and established gardens.

Creating perfect fusion between the indoors and out while providing the utmost comfort in coastal living, this inviting property has large, lovely open space - all within earshot of the beach!

For Sale

3 Beds 2 Baths 2 Living 2 Cars

Land Size
222sqm approx.

Price
\$920,000-\$1,000,000

Contact
Toby Lee
Andrew Kibbis
Office

0448 008 900
0411 424 412
5254 3100



5 Vanessa Court, Ocean Grove

A popular area for families due to the proximity to the schools precinct, this home backs onto Bellarine Secondary College.

Set in a quiet court, it benefits from the extended sense of space to the playing fields beyond. Neighbouring gums provide shade, while a back gate offers direct access to the school oval to kick the footy with the kids.

Oriented to embrace its northerly aspect, both living rooms, dining and the kitchen invite the sunshine in, leading to outdoor living and entertaining with a large deck and pergola.

Downsizers looking for low maintenance living will also be impressed by this 3-bedroom, 2-bathroom home. The master bedroom features a walk-in robe and ensuite, while a central bathroom offers a shower, bath, vanity and separate toilet.

A double garage with workshop will impress, plus a single carport at rear suitable for boat or caravan. You'll love the advantages of living in this central location, close to parks, schools, sporting facilities and multiple shopping centres.

For Sale

3 Beds 2 Baths 2 Living 2 Cars

Land Size
792sqm approx.

Price
\$860,000-\$920,000

Contact
Zoe Le Page
Andrew Kibbis
Office

0400 029 443
0411 424 412
5254 3100



8/100 The Parade, Ocean Grove

This architecturally designed, luxury 2BR apartment offers you a superior beachside lifestyle, in a hugely enviable, town central location.

Natural light, ocean breezes and thoughtful composition collude with simplified interior layout, just steps from patrolled beaches and retail assets.

Presenting as an indulgent downsize, a lucrative investment opportunity, or a high end holiday home with low maintenance attributes.

This apartment offers premium ocean views, secure and spacious courtyards or private balcony outlooks.

2BR, 2 bathroom with a singular car space, sharing an internal lift, secure gated access via remote, high end finishes and amplified attention to detail.

For Sale

2 Beds 2 Baths 1 Living 1 Cars

Price
\$820,000-\$860,000

Contact
Ben Roberts
Andrew Kibbis
Office

0488 414 456
0411 424 412
5254 3100



26-28 Lady Earl Crescent, Ocean Grove

Crisp, cool and contemporary tones envelope this new 4BR build, located in what is becoming one of Ocean Grove's most popular estates to date.

Timber floors contrast against a muted interior palette, harnessing a relaxed coastal feel with direct sunny north orientation locking in natural light and sunshine all year.

North facing OP kitchen, meals and living with the gorgeous kitchen hosting a 900mm freestanding oven/cooktop, WIP, stone benchtops and contrasting timber and white cabinets.

Direct flow to the outdoor alfresco area and spacious backyard; with the second lounge and study nook offering space and flexibility for growing families.

DLUG, sealed driveway, securely fenced surrounds, ducted heating, R/C air conditioning, water tank and inviting outdoor alfresco area.

For Sale

4 Beds 2 Baths 2 Living 2 Cars

Land Size
423sqm approx.

Price
\$785,000-\$845,000

Contact
Zoe Le Page
Toby Lee
Office

0400 029 443
0448 008 900
5254 3100



3/127 Bonnyvale Road, Ocean Grove

For Sale

Only 600m from pristine Collendina beach, this idyllic seaside retreat or delightful full-time abode will enhance your lifestyle.

Leave the car at home & walk up to the Cheeky Cow Café or Collendina Pub from this convenient location, all within minutes of The Marketplace shopping centre & all practical facilities.

Privately positioned at the rear of a boutique development, this modern 3BR townhouse offers contemporary finishes & modern design. The OP kitchen & living hub flows to a 2nd living room & private alfresco, with back gate access to a reserve.

Three bedrooms share a stylish bathroom with shower, stone vanity & toilet, plus a convenient 2nd toilet in the laundry. The U-shaped kitchen offers ample storage, Caesarstone benches & 900mm oven/gas cooktop, bathed in morning sunshine.

Don't miss this easy-care allotment, that promises to simplify your lifestyle & provide a base as the perfect weekender, downsize, first home or holiday rental opportunity.

3 Beds 1 Baths 2 Living 1 Car

Price
\$680,000-\$740,000

Contact
Zoe Le Page
Ben Roberts
Office

0400 029 443
0488 414 456
5254 3100



2/14 Curzon Drive, Ocean Grove

For Sale

A great option for downsizers or first home owners, this modern townhouse is located in a quiet street, close to the lake and parkland, with The Market Place and Kingston Village shopping centres and schools within walking distance. From here, enjoy a very convenient and attractive lifestyle! Absolutely ideal for investors!

Features Include:

- Spacious Master Bed with ensuite
- Two further bedrooms with BIRs
- Interiors feature quality tiling & carpet
- Neutral palette promises to age with grace
- Stainless steel apps to kitchen includes dishwasher
- Open plan living/dining is comfortable for entertaining
- Indoor-outdoor flow to low-maintenance courtyard
- Drive-through DLUG provides additional secure parking

3 Beds 2 Baths 1 Living 2 Cars

Land Size
281sqm approx.

Price
\$695,000

Contact
Toby Lee
Andrew Kibbis
Office

0448 008 900
0411 424 412
5254 3100



4/17-21 Calcium Park Crescent, Point Lonsdale

Architecturally crafted, and enhanced by quality fittings and finishes, this contemporary residence is locally built by Ocean Breeze Homes. With three-bedrooms & single storey this home will make the ideal weekender, investment or permanent coastal home.

Offering endless advantages in a location rated first for convenience, its intelligent design maximises privacy and position, bringing effortless luxury to the coast.

Defined by Spotted Gum timber cladding, gable fronted facades and soaring pitched ceilings, this home benefits from natural light to the open plan kitchen, living and dining areas. Bedrooms and bathrooms present as sanctuaries of comfort and elegance, with superior climate comfort.

Easy living from a central address, with the best of the Bellarine on your doorstep, you will be strolling the boutique shops and cafés on your daily commute to the beachfront.

For Sale

3 Beds 2 Baths 1 Living 2 Cars

Price
\$895,000

Contact
Ben Roberts
Lee Martin
Office

0488 414 456
0400 957 839
5254 3100



123 Tower Road, Portarlington

An incredibly rare development opportunity awaits to secure vacant land in one of the Bellarine's fastest growing markets.

Suitable for multi-site development (STCA) in the region's most exciting locale, this ready-made development market presents enormous scope, all within an easy walk to Portarlington town centre, Docklands ferry terminal, bayside recreation, school and amenities.

Incomparable bay vistas span from Geelong, past the You Yangs, to the sparkling lights of Melbourne's CBD, with the fall of the land protecting views from further development.

Land of this size is scarcely found in Portarlington, let alone with all the hallmarks of this 7,888m² (approx) elevated allotment.

The potential for lucrative individual site values is huge reward, as blocks will appeal to those seeking a never-to-be-replicated lifestyle prospect or portfolio addition with unrivalled bay views.

Expressions of Interest

Closing Tuesday 3rd August at 4pm

Land Size
7,888sqm approx.

Price
Contact Agent

Contact
Lee Martin
Levi Turner
Office

0400 957 839
0408 552 539
5254 3100



1/16 Drysdale Street, Portarlington

A fantastic opportunity exists to secure your position within pristine Portarlington in this striking three bedroom, two bathroom unit.

Located a seas breeze from the Ferry Terminal across to Melbourne, walking tracks linking you to nearby bayside beaches and the town centre.

Open plan kitchen, meals and family zone with highlight windows, heightened ceilings and ample glazing inviting light inside.

Master BR offers large BIR and brightly lit ensuite bathroom; with 2 additional BRs sharing the main bathroom and separate W.C.

DLUG, sealed driveway, laundry, secure front entrance, ducted heating, ceiling fans and S/S air conditioning in living area plus feature lighting throughout.

Auction

Saturday 7th August at 2.30pm

3 Beds 2 Baths 1 Living 2 Cars

Land Size
315sqm approx.

Price
Contact Agent

Contact
Callen Lowether
Levi Turner
Office

0431 337 613
0408 552 539
5254 3100



143A Newcombe Street, Portarlington

Set within private and established gardens with a stunning solar-heated pool and covered all-weather entertaining space, this classic rendered brick home is only 600m walk to the thriving Portarlington shopping strip and foreshore.

This central and convenient position puts you in the heart of the action, from the school to the ferry, wineries to bayside beaches.

Offering 2 spacious bedrooms with split system heating-cooling and ceiling fans, they are serviced by 2 bathrooms. A versatile sunroom offers adaptable space for extra accommodation when visitors arrive for the holidays, or utilise the space for a sitting room or home office.

The modern kitchen and main living room enjoy the ambience of a gas log fire in this central hub, cooled by a SSAC in summer months.

Full of character and lovely features, this home could be your new permanent seaside abode, holiday rental or investment portfolio addition in one of the Bellarine Peninsula's premiere towns.

For Sale

3 Beds 2 Baths 1 Living

Land Size
512sqm approx.

Price
\$730,000-\$770,000

Contact
Lee Martin
Callen Lowther
Office

0400 957 839
0431 337 613
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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