

Property Package Fixed Price

Ocean Grand

106 Tidal Street Ocean Grove VIC 3226



\$879,402

Just minutes to beach front and town centre, with access to walking tracks and parkland.

Close proximity to Supermarkets, Shops, Sporting Facilities, Childcare and Schools

Easy Access to Public Transport & the Bellarine Highway

LAND PRICE \$485,900	LAND SIZE M ² 490.0
BUILD PRICE \$393,502	BUILD SIZE M ² 181.46
LAND REGISTRATION Titled	EST. RENTAL RETURN P/W ON REQ.

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FLOOR PLAN

SINGLE DWELLING

Total Area

181.46 m²

4

2

2

The floor plan illustrates a single dwelling with the following layout and dimensions:

- Garage:** 6000x5500, located at the front left.
- Entry:** 870, leading from the porch.
- Bedrooms:**
 - Bed 1:** 3660x3455, located at the front right.
 - Bed 2:** 2900x3190, located in the middle right.
 - Bed 3:** 3000x3190, located in the middle right.
 - Bed 4:** 3000x3600, located in the back right.
- Bathrooms:**
 - Bath:** 800x2550, located in the back left.
 - WC:** 600x1990, located in the back left.
- Kitchen:** 2400x3980, located in the back right.
- Living Areas:**
 - Family:** 3600x4290, located in the back left.
 - Meals:** 3300x3880, located in the back right.
- Other Rooms:**
 - WIP:** 1200x1200, located in the back right.
 - REF:** 1200x1200, located in the back right.
 - WIR:** 1900x1250, located in the middle right.
 - RA:** 870, located in the middle right.
 - ROBE:** 870, located in the middle right.
 - BRM:** 1700x2950, located in the back left.
 - LDRY:** 1700x2950, located in the back left.
 - ENS:** 1900x2450, located in the middle right.
 - WIR:** 1900x1250, located in the middle right.

Floorplan, facade, and all measurements are approximate and subject to change. Images, colors, and dimensions are for illustration only and may differ from final product. Prices shown are examples and may change without notice. Additional fees may apply. Lot widths may vary based on estate requirements and council guidelines. Contact your sales consultant for complete terms and conditions.

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