



## 21 Great Ocean Road MARENGO VIC

6 2

With a grassy 250 metre track to the beach out the back and the iconic Great Ocean Road at the front door, this big little beach house sits on a spacious 880m2 block.

It features six bedrooms, two kitchens, two living spaces, two bathrooms, two big reverse cycle air conditioners, two separate decks and twice as much garden charm as you'll find on your average suburban block.

Currently generating a good income as a holiday rental, the possibilities for improvement or development are plentiful. (Subject to council approval of course.)

Buy now as long term, low cost investment with your own personal family holidays built in, renovate and enjoy immediately or

live in one section and run the rest as a B&B.

However you dice it, this is an rare chance to own a slice of

**Type** : House

**Price** : \$ 520,000

**Land Size** : 869 sqm

**View** : <https://www.greatoceanproperties.com.au/4984199>



**Gary Van Someren**  
0418550049

[For full version visit the website](https://www.greatoceanproperties.com.au)

<https://www.greatoceanproperties.com.au>

03 52377 366



DISCLAIMER: PLEASE NOTE PLANS ARE INDICATIVE ONLY AND NOT DRAWN TO EXACT SCALE. ALL DIMENSIONS ARE APPROXIMATE. POTENTIAL BUYERS SHOULD VIEW THE PROPERTY IN PERSON.