



**3 Great Ocean Road
Jan Juc, VIC**

3 BED **1** BATH **2** CAR **greatoceanproperties**

Exclusive development opportunity

This exclusive Jan Juc holding represents an excellent development opportunity (STCA).

On a substantial block of land (approx 3008 sqm) and in a prime coastal location, this property is a rare find. As an investment opportunity 3 Great Ocean Road Jan Juc is unsurpassed and has not been presented to the market for nearly three decades.

Perfectly positioned to provide the very best of coastal living, an easy 10 minute walk to beautiful Torquay and Jan Juc surf beaches and all within an easy stroll to restaurants, shops and sporting facilities, including the RACV resort, golf course and the home of The Torquay Tigers at Spring Creek Reserve.

The current residence was built in the early 70's and has been occupied by the current owners since 1984. Features include a large open plan dining / living area with separate breakfast room off the kitchen area.

There are three spacious bedrooms, a large games room that doubles as an extra living area and a double garage offering extra storage space.

SOLD

Contact: Marty Maher
0419505279

Type: House

Sold Date: 22/06/2016

Land: 3008m2

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



THIS FLOOR PLAN IS A SKETCH. ALL DATA SHOWN IS GENERAL ONLY. NO ALL DIMENSIONS STATED ARE APPROXIMATE ONLY AND SHOULD NOT BE TAKEN AS DEFINITE.

Plans shown are only indicative of layout. Dimensions are approximate.

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