



201 Great Ocean Road APOLLO BAY, VIC



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## Location & Potential - The Ultimate Beach Position...

UNDER OFFER. 20 metres from your front lawn to the sand!! BELIEVEIT!  
Under 500 metres from Apollo Bay's shopping and dining strip... TRUE AGAIN!

792m2 means it's big enough to further develop subject to council approval, doesn't it?! YES!

Great Ocean Road frontage of 16.76 metres... Does that mean the unbeatable beach and harbour view will never be built out?! SO TRUE!

This 3 bedroom property provides the ultimate in position and potential! It has open plan living with timber floors, 2 bathrooms, a lock up garage and a fully fenced, shady and private backyard. Across the Great Ocean Road is the Tuxion Road beach access - a very popular spot on Apollo Bay's main beach all year round for swimming, surfing and even whale watching!

**Price:** \$880,000

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.