



Apartment 13/169 Great Ocean Road APOLLO BAY, VIC



## INVEST or OCCUPY in this prime position - You deci...

Substantial Price Reduction for Quick Sale.

Modern luxury penthouse apartment with Spectacular Ocean views directly opposite the beach right on the edge of the town centre - close to shops, cafes and restaurants.

Open plan living/dining area, full kitchen facilities, 2 big bedrooms both with BIRs, 2 bathrooms, spa bath. reverse cycle air conditioning, internal stairwell and lift, access to the apartment via two doors, undercover parking plus large terrace of Approx. 50m<sup>2</sup>. Offered Fully Furnished at a very affordable price. Current returning approx. \$21,255 PA Under a management agreement reflecting a 5.4% gross return. INSPECTION WILL IMPRESS!

**Price:** \$395,000

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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.

