



35 Casino Avenue APOLLO BAY, VIC

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## COSY CORNER- PRICE REDUCED VENDOR SAYS SELL

Sit back, relax and watch the wave's crash, where the rolling hills of the Otway Ranges meet the sandy shores of 'The Bay'.

Set on a prime corner block, one street from the Great Ocean Road this classic beach house is just a stone's throw from the ocean and a short stroll to the town centre.

This home is ideal for family and friends, featuring two open plan living spaces, separate dining area and three outdoor balconies, perfect for entertaining or catching a spot of sun. Once the sun has vacated, watch the moon rise and the stars sparkle from the large windows in the lounge. In winter, enjoy first class seats as Whales grace our Southern Waters on their way to warmer climates. On the cooler days, enjoy the comforts of home and cosy up downstairs by the fire with a cup of coffee and a board game or a good book.

**Price:** \$650,000

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Whilst every attempt has been 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 for illustrative purpose only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.