



120 Montrose Avenue Apollo Bay, VIC

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## ABOVE THE BAY

Set on 18 acres, this charming home overlooking Apollo Bay is the perfect retreat and or home, surrounded with fruit trees & established gardens.

**Price:** \$820,000

Step inside the open plan kitchen/family room & discover timber flooring throughout & windows providing a flood of natural light & massive ocean views overlooking the harbour & Otway Ranges. The wrap around decking & adjoining alfresco area provides endless space for entertaining & the outbuildings can be used for an office/studio or storage zones.

The property is fully fenced, with 36,000 litres of tank capacity as well as a dam, obviously no water storages here!

Located just 1km from the center of town small acreage this close to all Apollo Bay has to offer is hard to come by, give us a call to start the next chapter of your life!

**Darren Brimacombe**  
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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.