



1 Old Tuxion Road Apollo Bay, VIC



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## THE BEST OF BOTH WORLDS

Nestled into the base of the mountains and at the edge of town, this simply beautiful property is styled as a traditional seaside cottage with stunning views of the sea and mountains and is less than a minute's drive from the beach or township. Magnolia Cottage, set on 1/3 acre has a beautiful cottage garden which surrounds the house and attracts many native birds. Close by are lush green paddocks, sheep, horses and usually a koala or two next door.

The property is the perfect mix of both proximity being so close to town and elevated country charm feel. Set on a huge 1545sqm block, the property is the perfect mix for the discerning buyer looking for a fantastic country retreat, without all the work that a rural allotment would entail.

**Price:**

Contact Agent

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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.