GreatOceanRoad
REALESTATE

23 Panorama Crescent Marengo, VIC

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## PERCHED OVER THE OCEAN

This classic beach house original will stir the senses and bring back nostalgic memories of beach holidays from years gone by. A permanent residence or a generational beach house for years to come, the home offers a unique opportunity to purchase with direct ocean access.

Situated on a sizeable 699m? of ocean frontage, the front lawn meets the famous Great Ocean Walk, from which you can enjoy an easy walk to Marengo Beach for days spent frolicking in the waves and soaking up the sun or take a leisurely cycle or stroll into the Apollo Bay township, boasting a vibrant cafe culture and boutique stores.

At the end of the day, dust the sand off your feet and enjoy a BBQ on the deck as the sun sets. Relaxed and humble, the three bedroom original offers comfortable open plan living. Enjoy the carefree easy lifestyle the current home has to offer or re-imagine with a luxurious, modern design. The location and views will remain unmatched, undeniably brilliant an

**Price:** $1,950,000

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# 23 Panorama Crescent Apollo Bay

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.