



5022 Great Ocean Road Sugarloaf, VIC

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## THE PERFECT BEACHSIDE COTTAGE

Enviously situated on a generous 1,774m<sup>2</sup> (approx.) allotment, this unique cottage boasts spectacular ocean and hill views and direct access to the crystal waters of Sugarloaf Creek Beach. One of only 3 homes in this prized location, surrounded by lush farmlands and just a leisurely drive to Apollo Bay township, yet a world away.

Thoughtfully designed to capture peaceful vistas from each room, the open plan living, and dining space takes in stunning views across the coast, floor to ceiling glass sliding doors open to the decking, the perfect perch to enjoy your morning coffee while the sun rises or an evening glass of wine. A wood fire heater creates a cosy and welcoming ambience within for those cooler months. The elegant kitchen is finished in classic white with quality appliances, island bench & excellent storage and is perfectly positioned to overlook the dining area for easy everyday living and effortless entertaining. A sun-drenched rear deck overlooks the surrounding farmlands and backyard of the home with well established gardens, abundant birdlife, and the occasional recurring visit from a koala bear.

**Price:**

Now or by E.O.I ending 20th April 22, 11am

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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.