



54 Noel Street Apollo Bay, VIC

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## SOLID BLUE CHIP INVESTMENT

The opportunity for the astute purchaser looking for that special blue-chip location is right here, perched on the highly sought-after and elevated, Noel Street, representing excellent value.

With a private and unassuming facade, this timeless North facing family home offers classic charm with beautiful views of the rolling hills surrounding the Bay and ocean glimpses.

Unsurpassed in quality and potential this home is set on a generous 1021m<sup>2</sup> allotment with endless possibilities and potential to subdivide and further develop (STCA)

The spacious layout will impress, while the interiors grant you the option to move straight in or transform the home into your dream family haven (STCA). Overlooking the front garden, the lounge provides a generous setting for relaxed afternoons or fun-filled family movie nights with woodfire heating. The open plan meals/kitchen zone creates the lively hub of the home, with the kitchen overlooking the hill views. The open plan living zone opens o

**Price:** \$1,400,000 to \$1,540,000

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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.