



197 Great Ocean Road Apollo Bay, VIC



## BLUE-CHIP BEACHSIDE POTENTIAL ? APOLLO BAY'S BEST ...

Wake up to the soothing rhythm of the ocean, step outside to feel the sand beneath your feet, and breathe in the fresh sea air, all from your very own beachfront sanctuary. Perfectly positioned on the iconic Great Ocean Road, this rare blue-chip parcel offers an unbeatable lifestyle and a world of potential.

Set on an expansive 829sqm (approx.) of premium coastal land, this original three-bedroom beach house is just steps from the shoreline and a short stroll to Apollo Bay's vibrant caf?s, shops, and foreshore attractions. Whether you're dreaming of a seaside renovation, a luxury redevelopment (STCA), or simply securing a prime investment in one of Victoria's most sought-after coastal towns, this is your chance.

**Price:** \$1,850,000

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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.