



295 Montrose Avenue Apollo Bay, VIC

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## UNBEATABLE PANORAMIC OCEAN VIEWS

Sitting atop the hills overlooking Apollo Bay, this property has stunning panoramic sea and country views from Cape Patton to Marengo. Set on 30 acres and only a few minutes' drive from the Apollo Bay township, this property has it all. Held by the current owners for over forty years, the original house has been significantly improved and extended.

The view as you enter the house into the open plan areas takes your breath away. Floor to ceiling windows take full advantage of the expansive views and the polished blackwood with featured blackbutt parquet floors and floor to ceiling "shoji" screen accents throughout the house add to the luxurious aesthetic. A raised Alpine wood fire is a central feature of the living room. The kitchen would impress the most serious of cooks, with a massive granite topped island bench, stainless steel benchtops and quality appliances. On the north side of the living area the "teppanyaki" room with its surround stacker doors completely opens the room up to the outdoors and that fabulous view.

**Price:**

Now or by Expression of Interest closing  
31.05.24

**Darren Brimacombe**

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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.