



2/21 Pengilly Avenue Apollo Bay, VIC

## CENTRAL COASTAL LIVING

Positioned in the heart of Apollo Bay's established township, this 500m<sup>2</sup> rear allotment offers the perfect foundation for your dream home. Nestled within a two-lot subdivision, the block enjoys a prized north-facing orientation, ensuring natural light and warmth throughout the seasons.

**Price:** \$385,000

Set in the older part of Apollo Bay, a convenient location, just a short stroll to the local school, shops, cafés, and the foreshore. Everything you need is within easy walking distance, making this an ideal site for a permanent residence, holiday retreat, or investment property.

With services available and the subdivision complete, this parcel is ready for you to bring your plans to life. Whether you envision a modern coastal escape or a low-maintenance family home, the convenience and lifestyle on offer here are hard to beat.

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