



## 46 Montrose Avenue APOLLO BAY VIC

2  1  2 

Enjoy walking down to beautiful Apollo Bay beach for a swim or surf before breakfast from this home bursting with potential to renovate or re-develop, set on a large peaceful block of 1140 sqm with a 20 metre frontage. Located within close proximity to Apollo Bay's main street, café's and boutiques, school, community garden and swimming pool.

Boasting large open spaces, the kitchen, meals and family room flow to the large north facing grassed rear yard providing potential to sub divide (STCA). There are two spacious bedrooms as well as a generous laundry and a central bathroom with shower and bath.

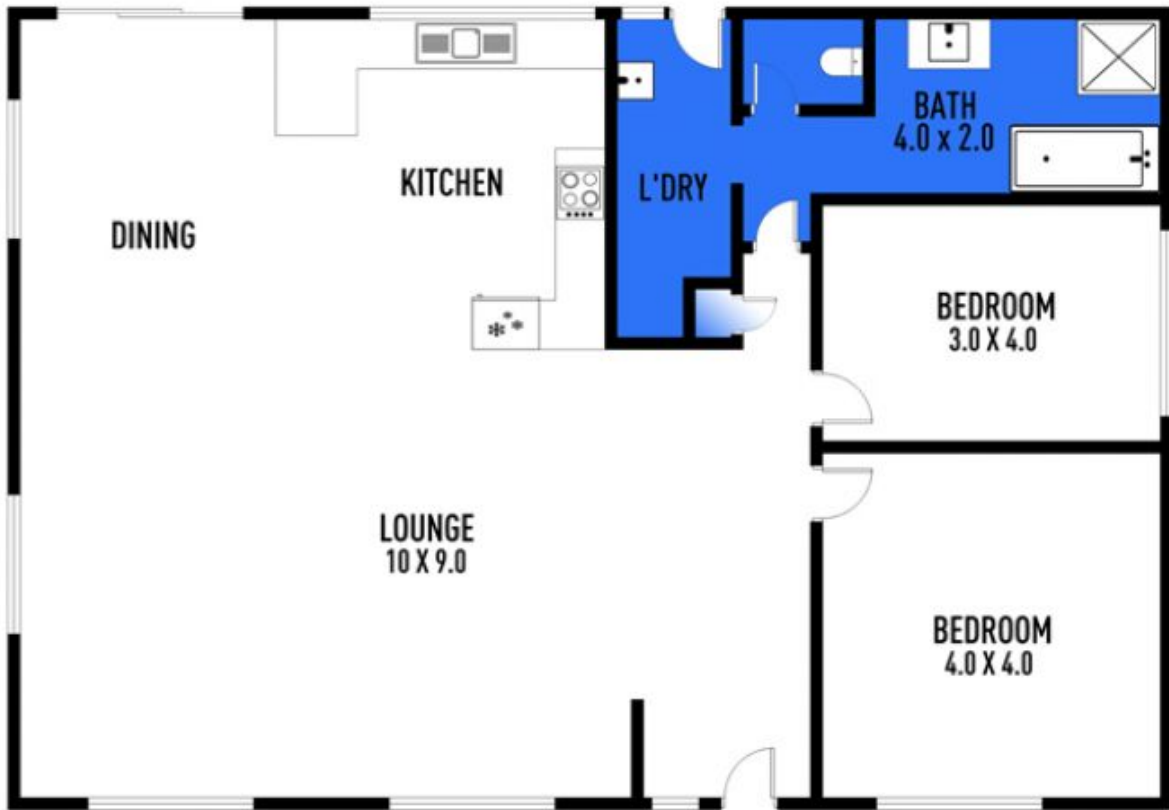
Comfortable, private and well maintained, "Tardis" offers endless potential to either move in and enjoy the relaxed

[For full version visit the website](https://www.greatoceanproperties.com.au/4278820)

**Type** : House  
**Price** : \$ 587,500  
**Land Size** : 1140 sqm  
**View** : <https://www.greatoceanproperties.com.au/4278820>



**Gary Van Someren**  
0418550049



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.