



1 & 3 Tuxion Road
Apollo Bay, VIC

3
BED

2
BATH

3
CAR

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NEAR-NEW DESIGNER HOME ON HUGE DOUBLE BLOCK

Discover the perfect blend of comfort and convenience with this single-level brick home, situated on a huge 1,323sqm double block, and thoughtfully designed to cater to modern living. Boasting three spacious bedrooms and two well-appointed bathrooms, this property offers a versatile layout that includes a generous rumpus room, ideal for entertaining or family gatherings. The open-plan kitchen and living area creates a seamless flow, perfect for both everyday living and special occasions. Step outside to an inviting entertaining deck, perfect for alfresco dining or relaxing with friends. The lush, grassed gardens and fully fenced yard provide a safe and useable space for children and pets.

Effectively offering two large home sites on one title, and with the existing residence thoughtfully positioned to one side of the block, the potential for subdivision, either now or in the future, is obvious. Alternatively, keep both and enjoy a huge yard – the choice is yours. Great for boat and/or

caravan storage.

KEY ATTRIBUTES

- Huge 1,323sqm double block
- Modern, well-appointed home
- Open

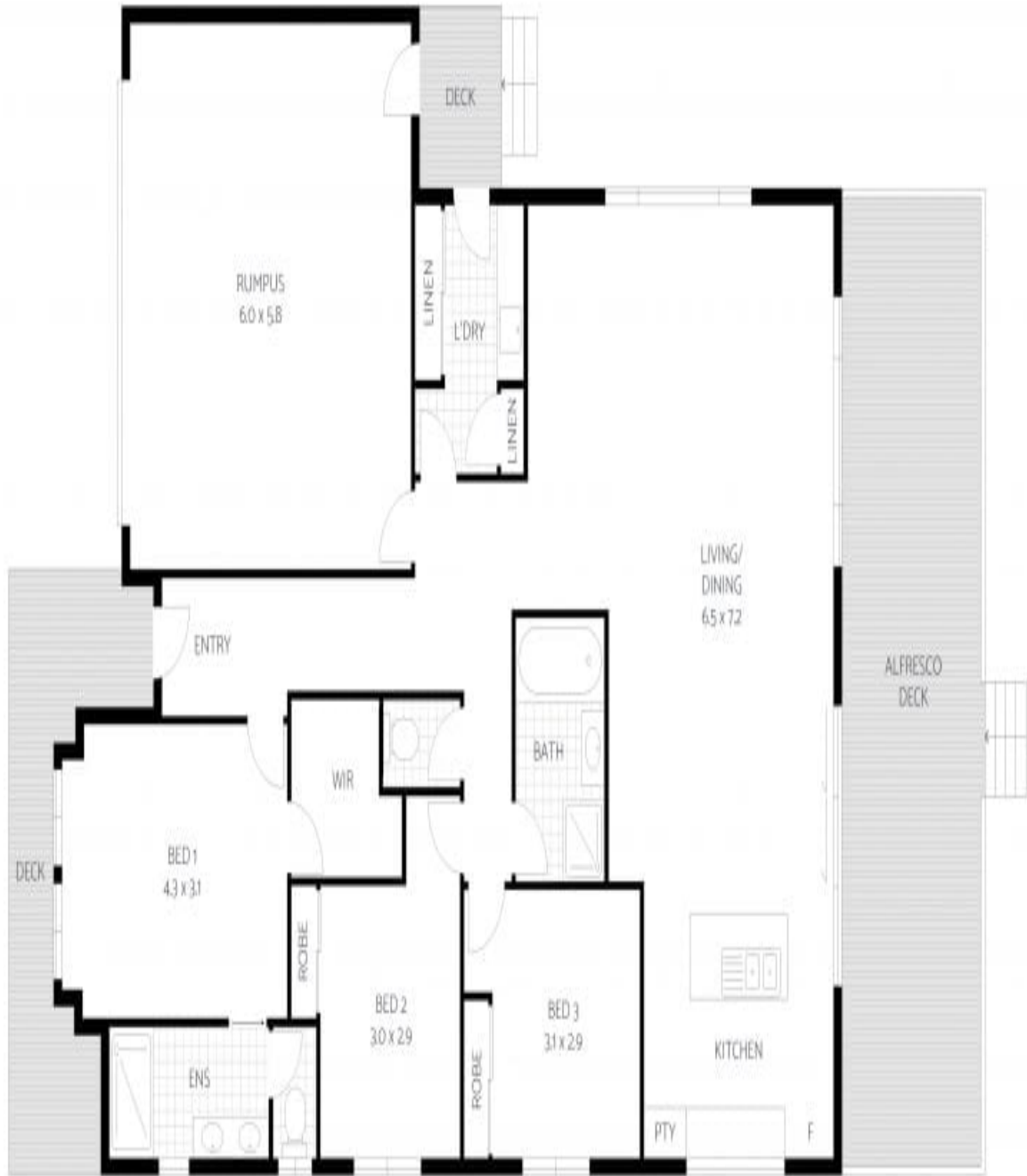
\$1,250,000

Contact: James Aiken
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Type: House

Land: 1323m2

<https://www.greatoceanproperties.com.au>



1-3 Tuxion Road, APOLLO BAY

ARTIST'S IMPRESSION ONLY. While every attempt has been made to ensure the accuracy of this floor plan's area and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by Plans shown are only indicative of layout. Dimensions are approximate.



INTERNAL:	145m ²
EXTERNAL:	46m ²
GARAGE:	38m ²
TOTAL:	229m ²

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