



Property No 1 is Lot 1 - 775m² known as 15 Nelson St.

Property No 2 is Lot 6 - 300m² being vacant land.

ZONE General Residential Zone

Attention!
Investors - Superannuation Funds.
This is an outstanding investment opportunity
in absolute prime location and with
healthy holiday rental returns.
A rare find in having proven rental income.

APOLLO BAY 15 Nelson Street

Holiday or Develop - In the very best Apollo Bay location, is land and a charming North facing Art Deco home, directly opposite the golf course and harbour precinct, that is packed with potential.

The charming home has been lovingly renovated and has the very best location in this beautiful tightly held seaside town. Extraordinary views begin with the manicured fairways of the neighbouring golf course, to boats bobbing on the harbour, and beyond to the ocean and sweep of the encircling hills.

The house is constructed of the cream brick and tile of its era, and retains many prized features. The lounge room has a distinctive tiled fireplace and hearth, decorative cornice and a large bank of windows for maximum enjoyment of the view.

In the kitchen, smart white subway tiles and cabinets team with stainless steel appliances for a fresh and timeless look. French doors lead to the sunny private front verandah.

The master bedroom has a wide window that brings the amazing views right inside and a renovated ensuite with pretty pedestal basin. Two additional bedrooms have BIR's and share a family bathroom. There is a compact study in the centre of the house and separate laundry.

The garden is established and the house nestles behind a foliage covered front fence. At the rear of the house, a timber deck provides a sheltered dining area.

There is a brick garage with rear access, and lots of lush lawn.

A separate vacant lot adjacent to the house is also being offered for sale, and expressions of interest are invited for house or vacant land, or both together.

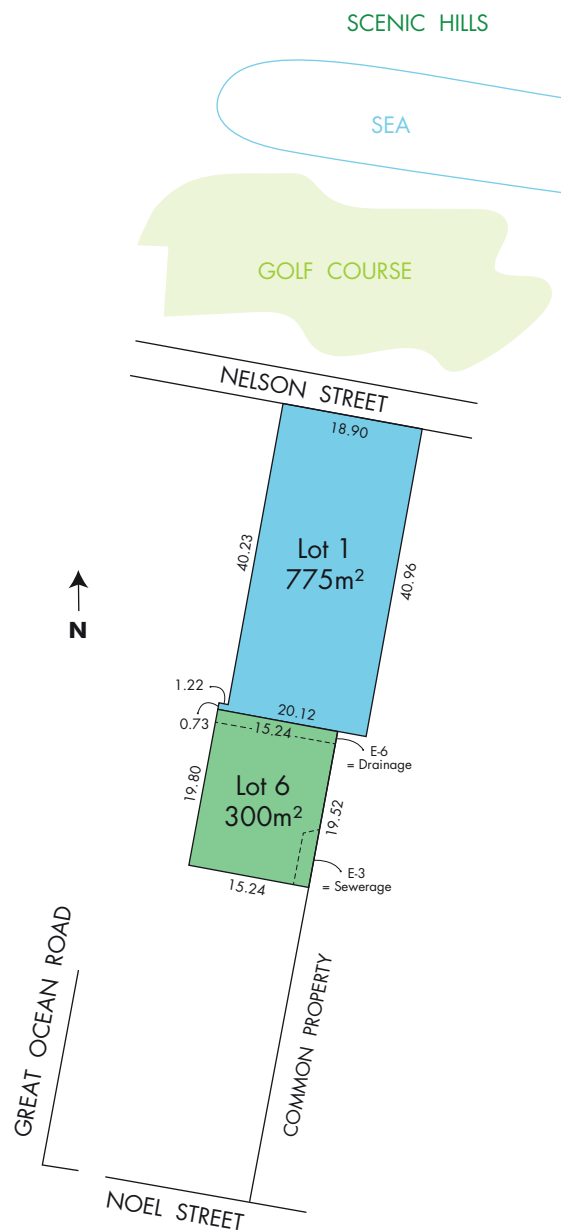
Both properties are suitable for apartment/townhouse development – see architects drawings.

These wonderful properties are only 250 metres from the Apollo Bay shops and town centre, and also only about 250 metres to the picturesque marina where the freshest of fish can be purchased.

A walk over the road to the beach and all the wonders of Apollo Bay await the purchaser of this lovely and unique home.

For Sale by Expressions of Interest closing Wednesday 9th May 2018.





Disclaimer -

At Great Ocean Road Real Estate and Joan Gladman Real Estate, we have taken care in preparing this brochure, the information contained in it has been obtained from sources that we believe to be reliable.

However, we do not guarantee the accuracy of the information. Before purchasing, you are advised to satisfy yourself of all aspects of the property before entering a Contract of Sale. We do not accept responsibility for any errors or omissions.

Register Your Interest - Please be advised that this property may be sold at any time. It is therefore important that if you have interest in this property that you register, in writing, your interest with the agent as soon as possible.

