

**Lot 2 217 Great Ocean Road, Apollo Bay, Vic 3233**

**CENTURY 21**

**Residential Land For Sale**

Wednesday, 12 June 2024

Lot 2 217 Great Ocean Road, Apollo Bay, Vic 3233

Area: 1569 m2

Type: Residential Land



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## Contact Agent

Vacant Land with Endless Possibilities Imagine owning a piece of paradise along the iconic Great Ocean Road. This exceptional vacant land at 2, 217-219 Great Ocean Road, Apollo Bay, offers a unique opportunity to create your dream holiday home or capitalize on its subdivision potential (subject to council approval, STCA). Spanning a generous 1569 square meters, this prime plot is a canvas awaiting your vision.

**Key Features:**

- Land Size:** Expansive 1569 square meter plot, providing ample space for construction and landscaping.
- Prime Location:** Situated along the renowned Great Ocean Road, offering breathtaking views and easy access to Apollo Bay's attractions.
- Development Potential:** Opportunity to build a bespoke holiday retreat or explore subdivision possibilities (STCA) for a lucrative investment.

**Property Highlights:**

- Scenic Views:** With its elevated position, this plot offers the potential for stunning coastal views, making it an ideal location for a holiday home that embraces the natural beauty of the region.
- Flexibility in Design:** The sizable land allows for a versatile design approach, whether you envision a luxurious single dwelling or multiple units to maximize the return on investment.
- Proximity to Nature:** Enjoy the serenity and natural splendour of Apollo Bay, with pristine beaches, lush rainforests, and abundant wildlife just moments away.
- Location Benefits:**
  - Great Ocean Road Frontage:** Direct access to one of Australia's most scenic routes, popular with tourists and locals alike for its breathtaking coastal vistas.
  - Beach Access:** Close proximity to Apollo Bay's beautiful beaches, perfect for swimming, surfing, and seaside relaxation.
  - Local Amenities:** A short drive to Apollo Bay's town centre, offering shops, cafes, restaurants, and essential services.
  - Outdoor Activities:** An adventurer's dream with nearby hiking trails, waterfalls, and the Great Otway National Park providing endless recreational opportunities.
  - Tourism Hub:** Apollo Bay is a key destination along the Great Ocean Road, ensuring high demand for holiday rentals and boosting the investment appeal.
- Development Potential (STCA):** The substantial land size and strategic location make this property ripe for development. Subdivision could unlock significant value, whether through the creation of multiple holiday units or a mixed-use project. Investors and developers will appreciate the flexibility and potential returns on offer.

2, 217-219 Great Ocean Road, Apollo Bay, represents a rare chance to secure a prime piece of coastal real estate with vast potential. Whether you're dreaming of building a personal sanctuary or exploring development opportunities, this vacant land is the perfect starting point. Embrace the lifestyle, natural beauty, and investment potential that Apollo Bay offers. Don't miss out on this unparalleled opportunity. Contact us today to learn more and take the first step towards making your vision a reality.