





## 64 Noel Street Apollo Bay, VIC

## **GREAT BUYING IN NOEL STREET**

Rare opportunity to purchase a spacious single storey 3 bedroom brick veneer home on a large site of 1,012sqm with a 20 metre frontage. Located on the north side of Noel Street with a current planning permit for a 2 lot subdivision which creates a 475m2 block to the rear. The site also has future redevelopment potential (STCA) to construct 3 townhouses similar to the immediately adjoining property at 62 Noel Street. Existing home, which is on a site of 537m2, features an open plan living area with semi cathedral ceilings, renovated kitchen and bathroom, 3 bedrooms (all with built in robes), gas log fire and double carport. Potential to also obtain views over Cape Patton from an upper storey. The property has a popular north facing rear aspect, ample room for a boat and / or caravan and is located in a quiet section of Noel Street only a short stroll to the beach and shops. The property is currently subject to a monthly tenancy at \$350 per week.



## SOLD Contact:

Type:

Gary Van Someren 0418550049 House 18/05/2021 Sold Date: https://www.greatoceanproperties.com.au



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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.

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