



9 Evans Court
Apollo Bay, VIC

4
BED

2
BATH

0
CAR

greatoceanproperties

Spacious Coastal Retreat

Situated in a quiet cul-de-sac this private and inviting retreat is in an established and attractive neighbourhood. The property is set on a 667 sqm block and boasts an enviable location, just a short walk from the pristine beach, the bustling town centre, the local school, aquatic centre and various community facilities. The ambiance of this retreat is further enhanced by the presence of mature trees that line its perimeter, creating a serene and peaceful atmosphere.

This four-bedroom house constructed with sturdy double brick with a concrete floor between the two levels offering 100% sound proofing between the levels and excellent insulation.

Upon entering the spacious upper level, you'll find an open-plan layout that seamlessly combines the kitchen, living, and dining areas. This design is perfect for those who love to entertain, offering a large and well-equipped kitchen that overlooks the expansive living area. Large

windows in this space open up to a generous balcony that overlooks the garden, providing elevated tree-top views though to the nearby ocean.
Windows on the north

\$895,000

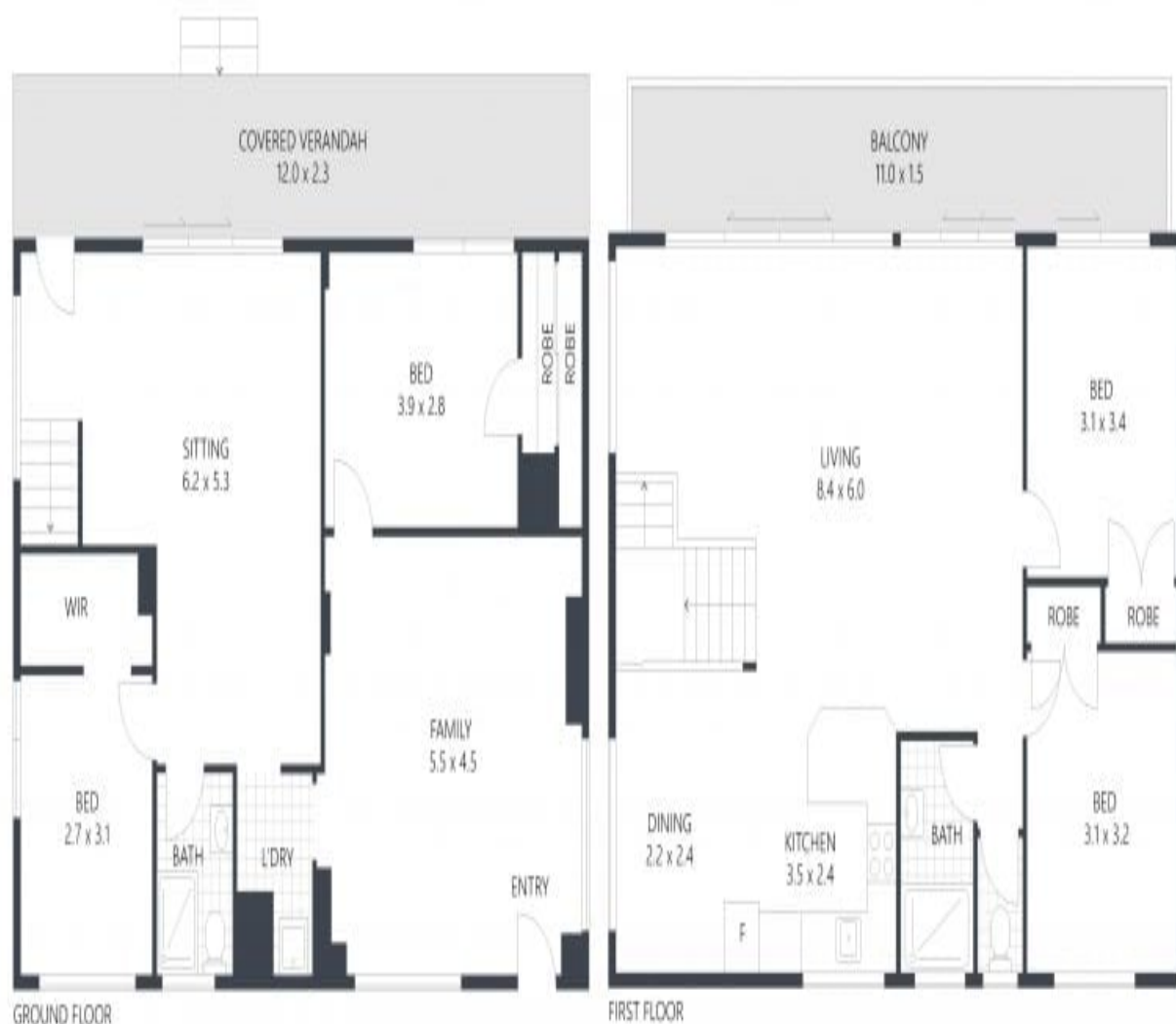
Contact: Gary Van Someren
0418550049
James Aiken
0402339182

Type: House

Land: 667m2

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

9 Evans Court, **APOLLO BAY**



INTERNAL: 174m² EXTERNAL: 45m² TOTAL: 220m²

ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas 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 any prospective purchaser.
 Dimensions are approximate.



Apollo Bay, VIC
 9 Evans Court