

**12 Barak Street, Mount Duneed, Vic 3217**

**Sold Residential Land**

Tuesday, 7 May 2024

**12 Barak Street, Mount Duneed, Vic 3217**

**Area: 608 m2**

**Type: Residential Land**



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## Contact agent

Unlock the potential of your dream home or investment portfolio with this exceptional 608m<sup>2</sup> lot nestled in 3217's sought-after Warralily Grange Estate, Mt Duneed! With a generous 608 m<sup>2</sup> at your disposal, the canvas is yours to create versatile floor plans tailored and customized to your preferences. Whether you're envisioning a bespoke family sanctuary or a savvy investment property to add to the portfolio, this expansive lot offers limitless possibilities to bring your vision to life. Situated in the heart of Mt Duneed, enjoy proximity to a plethora of local amenities including the Armstrong Creek Town Center, grocery shops, cafes, restaurants, and medical practices. Families will appreciate the convenience of having accessible educational institutions nearby, such as Mt Duneed Primary School, Mirriposa Primary, St Lutheran's College, Iona College, Armstrong Creek Primary, and Oberon Secondary. Whether you're working in the city or looking for leisure activities, commuting is a breeze with easy access to Geelong CBD as well as the Ring Road for swift connectivity to Melbourne. Alternatively, embrace the convenience of public transport with Waurin Ponds Train Station just a short drive away. If you have the desire for coastal lifestyle, you can indulge in the world renowned Torquay and Surf Coast beaches of the Bellarine, being located within close driving proximity to these pristine coastlines and charming towns that come with it. Don't miss this opportunity to secure this sizeable 608 m<sup>2</sup> lot in Mt Duneed's Warralily Grange Estate. Reach out to the land sales team at Armstrong Real Estate for further information! Please note that this land is being sold by means of nomination.\*All information offered by Armstrong Real Estate is provided in good faith. It is derived from sources believed to be accurate and current as at the date of publication and as such Armstrong Real Estate simply pass this information on. Use of such material is at your sole risk. Prospective purchasers are advised to make their own enquiries with respect to the information that is passed on. Armstrong Real Estate will not be liable for any loss resulting from any action or decision by you in reliance on the information.