

# 12 Heather Avenue, Sorrento, Vic 3943

FLETCHERS

## Sold House

Tuesday, 3 October 2023

12 Heather Avenue, Sorrento, Vic 3943

**Bedrooms: 4**

**Bathrooms: 1**

**Area: 649 m2**

**Type: House**



Josh Callaghan  
0418595719



Nick Callander

## Contact agent

Take advantage of an exceptional location within the prestigious Sorrento neighbourhood. This elevated 649 sqm approx. allotment showcases an original 4-bedroom, 1 bathroom timber dwelling. This property presents a unique opportunity for redevelopment, allowing for the creation of a luxurious home (STCA), in a highly desirable position. Combining an elevated setting, overlooking the nearby valley, an east to west orientation provides the property with abundant natural light. Scenic views of the National Park may be yours from a possible double-storey residence (STCA). Well positioned, the property is only a short 650-meter approx. walk to the bay beach and the Sorrento Sailing Club. The Diamond Bay ocean beach is in close proximity, along with the National Park and St Pauls Road General Store. The vibrant Sorrento village is just a 15-minute approx. walk away. Sorrento is a highly sought-after destination for permanent residents and holidaymakers, with likely strong future capital growth and rental returns. Do not miss this rare opportunity to acquire a property with boundless potential in a prime location. 12 Heather Avenue provides the perfect canvas for you to create something extraordinary and enjoy the rewards of your investment.

- Prime Sorrento location
- 649 sqm approx. elevated allotment
- Opportunity for a luxurious home (STCA)
- Natural light and National Park views from a second storey (STCA)
- Close to bay beaches, the Sorrento Sailing Club, National Park, and Sorrento village
- Strong potential for capital growth and rental returns
- Rare opportunity in a sought-after area

SALE TERMS 10% Deposit, Balance 30/60 days