

**13 Channel Street, Cohuna, Vic 3568**

**Nutrien Harcourts**

**Sold House**

Thursday, 7 March 2024

13 Channel Street, Cohuna, Vic 3568

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 780 m2**

**Type: House**



Tanya Harvey

## Contact agent

Welcome to an exceptional investment prospect located right in the center of Cohuna. This spacious 780sqm block presents an incredible chance to craft your dream home or embark on a lucrative development project. Key Features:

- Great location being situated just 500mtrs from the IGA, 24/7 gym, and multiple eateries. It also sits just behind the Cohuna Senior Secondary College.
- Great size with a generous 780sqm of land. There's ample space to bring your vision to life; whether it be a family home or multi-unit development
- While the older property might be a bit far gone, it does come with advantages, including pre-existing connections for electricity, sewerage, and water on the block.

This property really does have an endless list of opportunities whether you look at building your dream home, exploring investment opportunities, or even just securing a great parcel of land for your future. Disclaimer: Prospective buyers are asked not to enter or step foot onto the property without the presence of the listed agent. Unauthorized entry may result in trespassing and could compromise the safety and privacy of current occupants.