

**1929 Peachtree Avenue, Deanside, Vic 3336**

FLETCHERS

**Residential Land For Sale**

Monday, 3 June 2024

1929 Peachtree Avenue, Deanside, Vic 3336

Type: Residential Land



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**\$469,000**

Fletchers Real Estate is excited to present an excellent opportunity for first-time home buyers and investors: a premium 448m<sup>2</sup> rectangular lot in the prestigious Deanside-Village Estate, now available for sale through nomination. This parcel offers an ideal setting for a new home and represents a wise investment in a fast-growing region. Situated in Melbourne's evolving western growth corridor, Deanside-Village Estate is a boutique development with significant potential. Seize the chance to become part of this burgeoning community and secure your future today!

**Location Highlights:**

- **Proximity to Melbourne CBD:** Approximately 25 minutes to the MELBOURNE CBD, with easy access via train and 1 minute drive to Western Freeway.
- **Onsite and Nearby Facilities:** Includes childcare, primary and secondary schools, sports centers, and natural attractions like Kororoit Creek.
- **Melbourne Airport:** Around 25 minutes drive to MELBOURNE Airport.
- **Shopping and Entertainment Venues:** Planned new Westfield Shopping Centre and Town Centre.
- **Existing Centres:** Near Caroline Springs Shopping Centre, Watergardens Town Centre, and others.
- **Education:**
  - **Future Schools:** New government and private primary and secondary schools are planned.
  - **Established Institutions:** A short drive to schools such as Springside West Secondary College, Bacchus Marsh Grammar, Rockbank Primary School, Brookside P-9 College, and Lakeview Senior College.

**Deanside Village Estate – The Perfect Mix of Convenience and Serenity:**

- **Strategic Location:** Quick access to Caroline Springs and the Western Freeway ensures easy commutes to the CBD and local amenities.
- **Community and Recreation:** Over 30% of Deanside Village is devoted to green spaces, including parks, sporting grounds, and the Kororoit Creek wetlands.
- **Cultural and Religious Sites:** Approximately 12 minutes walk to Sri Durga Temple.

**Key Property Details:**

- **Lot Size:** 448 sqm with a 14m frontage.
- **Investment Potential:**
  - **Rapid Growth Area:** Deanside Village is developing into a vibrant community with planned retail areas and educational facilities.
  - **High Demand:** Strong interest from families and professionals due to the strategic location and quality of life offerings.

**Terms:** 10% deposit, balance 30/45/60/90 days