

**194 Settlement Road, Cowes, Vic 3922**



**House For Sale**

Tuesday, 28 November 2023

194 Settlement Road, Cowes, Vic 3922

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 836 m2**

**Type: House**



Bec Anderson  
0402211823



Sam Clark  
0417351935

**\$679,000**

Nestled within the heart of Cowes, discover an exceptional opportunity on an 836 sqm approximate allotment. This blank canvas offers the promise of a bright future in this highly sought-after locale. Embracing a prime central location, this development site is perfectly situated just a stone's throw away from the Cowes Primary School, IGA, and the bustling Thompson Avenue. Convenience and accessibility define its appeal. The property presents a clean slate for your vision, as the original old cottage and outbuildings on-site await transformation through demolition. Unlock the potential for subdivision, providing an exciting prospect for investors and developers, pending council approval. This site is a canvas for your dreams, set against the backdrop of a vibrant, welcoming community. It's an opportunity to shape the future in an unbeatable location. Explore the possibilities and make your mark in the heart of Cowes. Don't miss your chance to be part of the transformation of this prime development site. Act now and seize the potential that awaits in this charming coastal town. Please note that boundaries on photography images are estimates only. This property for sale in Cowes is proudly presented to you by Ray White Real Estate Phillip Island.