

**20B Edwards Point Road, St Leonards, Vic 3223**

**Sold Residential Land**

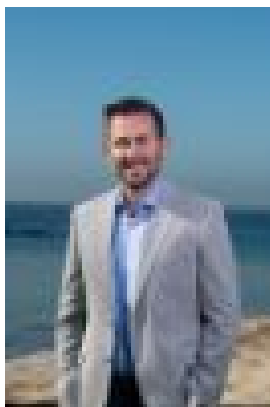
Saturday, 10 February 2024



20B Edwards Point Road, St Leonards, Vic 3223

Area: 361 m2

Type: Residential Land



Lachlan Campbell  
0352571778

**\$315,000**

This lifestyle sized titled block is ready to build and perfect for the investor or downsize for retirement. Build your holiday paradise on this 361m<sup>2</sup> (approx.) allotment located less than 1km to the white sandy beaches of Port Phillip Bay. With the picturesque walking trails of Edwards Point Nature Reserve just a few steps away, this allotment offers the best the beach and the Reserve walking trails have to offer. The lot on offer 20B Edwards Point Road approx. 361m<sup>2</sup> Width: Approx. 7m front boundary Approx. 13.4m rear boundary Depth: Approx. 40.3m Less than 90 minutes from Melbourne and 30 minutes from Geelong, represents outstanding value for money and is no doubt why land is highly sought after in the area.