

# 22 Wooded Way, Montmorency, Vic 3094

## Sold Residential Land

Wednesday, 21 February 2024



22 Wooded Way, Montmorency, Vic 3094

Area: 702 m2

Type: Residential Land



Ryan Buckingham  
0423506187



Stuart Buckingham  
0411743336

**\$1,205,000**

**SOLD BY BUCKINGHAM & COMPANY** This is one of the final chances to build your dream in a highly coveted Montmorency locale. Wooded Way is a uniquely brick-paved street with all services underground, and this vacant block is 702m<sup>2</sup> with a generous building envelope ready and waiting for your perfect home. This generous parcel gives you all the space you need, with orientation for a north-facing backyard and potential Kinglake views from a second storey. Best of all, from this fantastic location it is only 1km from vibrant Were Street cafes, primary school, train station and more. An exciting new-build opportunity with an increasingly rare vacant block to start with - you'll need to be quick to make it yours!  
**Features:** North facing yard  
Vacant land - 702m<sup>2</sup>  
Design and build your dream home (STCA)  
Coveted Montmorency locale  
All services underground  
Short walk to Were Street shops, cafes, schools and more