

**23 Dougherty Street, Yarram, Vic 3971**

Professionals

**Residential Land For Sale**

Saturday, 18 May 2024

23 Dougherty Street, Yarram, Vic 3971

Area: 360 m2

Type: Residential Land



Ian Seed

## Awaiting Price Guide

This compact, rectangular, cleared land of 360 square metres is awaiting its new owner to develop. The current owner bought the land with the intention of developing it; however, their circumstances have changed. The result - a great opportunity for someone to benefit from the tiresome process of obtaining authorities and permits to proceed. This is ready to go. The plans (subject to copyright) can be negotiated to build the approved home. The plans comply with all council requirements (soil tests) and working drawings to complete a 3-bedroom, single-level home (no stairs). The plans represent an easy-lifestyle home. What is easy living? (a) Double garage with direct internal access (b) Ensuite bathroom and walk in robe (c) Enormous open plan living/dining and kitchen space (easy to navigate Island Bench) (d) Central main bathroom to B/R's 2 and 3. (e) Undercover rear BBQ leisure area. The location is excellent, being within minutes of the Yarram Plaza shopping Centre, Yarram Secondary school and the main street, which caters for all shopping, medical, and business requirements. Buy now and build your own home without the hassles. Contact the office to view the existing plans (subject to copyright) and negotiate a deal to build your own home in a coveted location. Refer floorplans for details. Contact the office at 03 5114 6552 or 0436 036 646. We are open 7 days per week.