

**255 Warrandyte Road, Park Orchards, Vic 3114**

**Residential Land For Sale**

Tuesday, 23 April 2024



255 Warrandyte Road, Park Orchards, Vic 3114

Area: 4001 m2

Type: Residential Land



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## Contact Agent

Presenting an exceptional opportunity to create a brand new dream residence on an immense approximately one acre block, this expansive landholding is poised within a highly sought-after family area. With plans and permits approved and ready to commence construction, the designed new home comprises two generous levels to create an enviable floorplan for impressive family living. Alternatively, the substantial block also offers the chance to design and build a new home to your exact specifications (STCA). With Andersons Creek meandering through the rear of the property, and just metres from Mahon Reserve and buses, the land is zoned for both Norwood Secondary College and Ringwood North Primary School, and is also close to Ringwood North shopping and cafés. The 100 Acres Flora and Fauna Reserve, Baringa Flora Sanctuary, Quambee Reserve and Mullum Mullum Creek Trail are all nearby, while the location is near the vibrant Park Orchards village shopping and café precinct, Whitefriars College, Eastland Shopping Centre, Yarra Valley Grammar, Oxley Christian College, Good Shepherd Primary School and McAdam Square shopping. Within easy reach of EastLink, the block offers seamless access to the city, peninsula, and an array of nearby facilities. The plans for the new home feature a ground floor with an expansive open plan family, lounge and dining room, a spacious alfresco area, a large kitchen with walk-in pantry, and a full laundry plus ground floor bathroom. The upper level comprises three robed bedrooms, including an ensuite master with walk-in wardrobe, plus a central bathroom and additional sitting area. The planned home also includes a remote double lock-up garage with internal access. Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.