

**3 Libau Avenue, Bell Park, Vic 3215**

**McGrath**

**House For Sale**

Tuesday, 21 May 2024

**3 Libau Avenue, Bell Park, Vic 3215**

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 628 m2**

**Type: House**



Jasmin Jurkovic  
0421357077



Marissa Maroulis  
0447627436

**\$399,000 - \$438,000**

Unlock the potential of this expansive 628m<sup>2</sup> block in the sought-after suburb of Bell Park, featuring a burnt house ready for redevelopment. This substantial block is ideal for a knockdown offering endless possibilities in a vibrant community. A blissful family lifestyle awaits with public transport, the Hughes Street shops and Separation Street shops a short stroll away. A variety of nearby schools include Kardinia International College, North Geelong Secondary College, and Holy Family Primary. A short 5-minute drive will find you in the heart of the Geelong CBD, while superior Ring Road access is ideal for Melbourne commuters.- Perfectly packaged on 628sqm approx.- Ready for development - Easement free - Walking distance to Separation Street and Hughes Street Shops- Kardinia International College is a short two minute drive- Close proximity to Geelong Ring Road - A short five minute drive will place you in the Geelong Waterfront and CBD