

# 30 Cortland Street, Wyndham Vale, Vic 3024

## Residential Land For Sale

Saturday, 15 June 2024

TRUGANINA

30 Cortland Street, Wyndham Vale, Vic 3024

Area: 431 m2

Type: Residential Land



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Lot Size: 448 square meters  
Description: Seize the opportunity to develop your ideal project on this expansive 448 square meter lot. Located in a highly desirable neighborhood, this prime piece of real estate offers both the space and the permissions necessary to bring your building ambitions to life.  
Key Features:  
Ample Lot Size: With 448 sqm of land, there's plenty of room to design and construct your vision.  
Building Permit: Pre-approved permission for the construction of two separate units, making it ideal for duplexes or a pair of modern residences.  
Excellent Location: Situated in a prime area, this property is close to essential amenities including schools, shopping centers, parks, and public transport.  
Development Potential: The approved building plans provide a solid foundation to create a lucrative investment property or a multifamily residence.  
Utilities Access: Ready access to essential utilities ensures a smooth and efficient building process.  
Potential Uses:  
Residential Development: Ideal for building two contemporary family homes, offering great resale or rental potential.  
Investment Opportunity: Develop two units to capitalize on the strong demand for rental properties in this thriving neighborhood.  
Why Invest Here?  
Growing Community: The area is known for its vibrant community and ongoing development projects, promising a positive growth trajectory.  
High Demand: The approval for two units makes this property especially attractive to investors and developers looking to maximize their return on investment.  
Versatile Design Options: With a sizable lot and building permissions in place, the design possibilities are extensive, allowing for creativity and customization.  
Don't miss out on this exceptional opportunity to secure a prime lot with substantial development potential. Whether you're looking to build your dream home or invest in a profitable real estate project, this 448 sqm property with approved plans for two units is the perfect canvas for your vision.  
DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.