

6 Neptune Court, Marlo, Vic 3888

Residential Land For Sale

Saturday, 11 May 2024

COAST TO
COUNTRY
REAL ESTATE

6 Neptune Court, Marlo, Vic 3888

Area: 2701 m2

Type: Residential Land



Richard Ivey
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\$240,000

Located on the Eastern side of Marlo in beautiful East Gippsland is this level building block, nearly three quarters of an acre in size (2701 m²). The block is situated midway along the court and may suit a buyer who desires peace, quiet and plenty of space around them, without having to spend all weekend on the mower! Being near the end of the court also means there is very little passing traffic, perfect for the children or grandchildren to ride their bikes or scooters. What's more, depending on the prevailing wind direction, the rumbling of the surf can even be heard in the distance! The estate has all services available including NBN, underground power, town water, mains sewer and good Telstra 4G mobile reception. With such a generous block size there's plenty of space for a large shed, gardens, a veggie patch and for the children or pets to play. It's only a short stroll and you can link up with the walking track network through the Marlo State Forest or even with the Snowy River Coastal Walk which provides access to MOTS Beach, an unspoilt surf beach near where the estuary meets the sea. Take the fishing rod and throw a line in the estuary for Bream or Flathead or fish the surf beaches for Salmon, Tailor and Gummy Shark. The famous Marlo Hotel, jetty and public boat ramp are all within walking distance. Marlo is perfect for water sports. The children will enjoy swimming in the estuary or a dip at one of the nearby surf beaches. Alternatively drop the boat or jet-ski in at one of the many local boat ramps for a bit of fishing, exploring, water-skiing or wakeboarding. You can even launch the big boat at the newly renovated Cape Conran boat ramp and head offshore to fish for a variety of deep-water species. For those that enjoy getting out and about on foot or by bike, there are plenty of great tracks and unspoilt beaches to explore. Marlo has its own primary school whilst Orbost is around a fifteen-minute drive where there is a P-12 College, two supermarkets, hospital, medical services and a variety of specialty shops. The major rural hub of Bairnsdale is a little over an hour away where there are all the major supermarkets, Bunnings, Mitre 10, Harvey Norman, Kmart, Dan Murphys and a host of other specialty stores and industrial services. This property is already titled so your dream build in this idyllic part of Victoria could potentially start straight away! Secure this lot today. Please contact Richard Ivey on 0401 113 310 for more information.