

61 Brodribb Drive, Marlo, Vic 3888

COAST TO
COUNTRY REAL ESTATE

Residential Land For Sale

Saturday, 11 May 2024

61 Brodribb Drive, Marlo, Vic 3888

Area: 1 m2

Type: Residential Land



Richard Ivey
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\$390,000

Want some space around you? Located on the Eastern side of Marlo in beautiful East Gippsland is this level building block, nearly three acres in size (11,381 m²). This is the largest lot released in the estate and land of this size is rarely offered for sale in Marlo and may never be again! The block features a fifteen-metre frontage to Brodrigg Drive and then opens up at the rear, providing the new owner plenty of options with regards to placement of a home. The rear boundary of approximately 102m adjoins a property of around sixty-three acres in size which is zoned Farming 1, meaning it is unlikely to ever be subdivided. This gives the block a distinctively country feel, however, depending on the prevailing wind direction, the rumbling of the surf can often be heard in the distance! The block features a stand of trees to the North and to the West. There are also views down across Curlip Drive. 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, a tennis court, pool, a veggie patch and for the children or pets to play. You could even have a horse or a couple of sheep. This block also has the benefit of already being fenced on the eastern side, where it borders the farmland. 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. There may not be another opportunity to buy land of this size in Marlo and is already titled! Therefore, 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.