

**8 Italiante Street, Charlemont, Vic 3217**

**Residential Land For Sale**

Wednesday, 12 June 2024

**8 Italiante Street, Charlemont, Vic 3217**

**Area: 313 m2**

**Type: Residential Land**



Mia Kerr  
0439994244



Tom Ryan  
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## **\$300,000-\$320,000**

Discover the essence of contemporary living in Charlemont, 3217! We are excited to present an exclusive opportunity to own a 313sqm block of land surrounded by top-notch local amenities, perfect for families and savvy investors alike. Nestled in the Charlemont community, this lot boasts an enviable location with unparalleled convenience. Enjoy effortless access to the Warrally Shopping Center, Armstrong Creek Town Center, delightful cafes, restaurants, and medical facilities. Commuting is simple with Marshall Train Station just moments away, and the recently upgraded Barwon Heads Road provides a smooth route to Geelong CBD and its surroundings. Experience the idyllic lifestyle of the Bellarine Peninsula, with the estate approximately a 15-minute drive from stunning surf beaches like Torquay, 13th Beach, and Barwon Heads. Families will value the proximity to a variety of local primary and secondary schools within the 3217 postcode, including Iona College, Armstrong Creek Primary, St. Catherine's Primary, Oberon High School, and Geelong Lutheran College. This 313sqm lot is an ideal starting point for first-time homebuyers ready to begin their property journey, or for astute investors looking to enhance their portfolio in a rapidly expanding market. The generous size of the lot accommodates versatile floor plans and home designs, ensuring your dream home or investment becomes a reality. Embrace a close-knit community while enjoying the convenience of urban amenities. Secure your future in a location where nature, education, and recreation blend seamlessly. Don't miss out on this opportunity to secure your lot in Charlemont. Give us a call to receive more information! \*All information offered by Armstrong Real Estate is provided in good faith. It is derived from sources believed to be accurate and current as at the date of publication and as such Armstrong Real Estate simply pass this information on. Use of such material is at your sole risk. Prospective purchasers are advised to make their own inquiries with respect to the information that is passed on. Armstrong Real Estate will not be liable for any loss resulting from any action or decision by you in reliance on the information.