

**9 Southon Terrace, Nicholson, Vic 3882**



**Residential Land For Sale**

Friday, 17 May 2024

9 Southon Terrace, Nicholson, Vic 3882

Area: 1278 m2

Type: Residential Land



Felise Siania  
0455508448



Lauchlan McLean  
0429263560

## **\$250,000 - \$270,000**

One of the best properties in the estate is available again! Quickly snapped up three years ago, this excellent block offers a spacious 1278 sqm (approx.) of elevated, level land, enjoying expansive views the Nicholson River and beyond. Primely positioned just minutes from the Nicholson Hotel, General Store and the best boat ramp in the area, the property's desirable location offers a unique and sought after lifestyle. With only one adjacent neighbouring property, you are provided direct access to a serene footpath leading alongside your property, through the spacious reserve across the road then continuing along the river to the iconic Gippsland Rail Trail. With utilities and services readily available, this estate offers a close-knit community and country lifestyle without losing any of the modern conveniences of town. Get in touch today to find out more on how you can begin building your new life here. View the Due Diligence Checklist: [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)