

# L8/20A Marlo Road, Marlo, Vic 3888

COAST TO  
COUNTRY REAL ESTATE

## Residential Land For Sale

Wednesday, 24 April 2024

L8/20A Marlo Road, Marlo, Vic 3888

Area: 1617 m<sup>2</sup>

Type: Residential Land



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**\$299,000**

Located at the entrance to the seaside town of Marlo in beautiful East Gippsland, is the Snowy River Estate. The estate consists of 14 lots ranging in size from 900 to 2640 m<sup>2</sup>. Lot 8 one of the largest lots in the estate at nearly half an acre (1617 m<sup>2</sup>). This lot is at the end of the court and would suit a buyer who desires some privacy and space around them. The estate has all services available including NBN, underground power, town water and mains sewer. With such a generous block size there's plenty of space for a large shed, gardens and for children or pets to play. There's plenty of open space in the estate as well with a reserve of nearly half an acre providing direct access to a walking track in adjoining bushland. Lot 8 backs on to this reserve. The reserve will be a great spot to have a kick of the footy or a game of cricket with the children or grandchildren. The famous Marlo Hotel, river, jetty and public boat ramp are just a short stroll away. Marlo is a great place for watersports. 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 exploring, water-skiing or wakeboarding. Fishing is what the Marlo area is famous for though! The estuary is a great place to land a large Bream or Flathead, you can fish the surf beaches for Salmon, Tailor and Gummy Shark or launch the big boat at Cape Conran and head offshore to catch 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. For basic supplies, medical services and schooling, the town of Orbost is a mere 15 minutes' drive. The major rural hub of Bairnsdale is a little over an hour away where there are all the major supermarkets, Bunnings, Mitre 10, K-Hub, Harvey Norman, Betta Electrical and a host of other specialty stores and industrial services. Construction in the estate is well underway and titles are expected to be issued around the middle of 2024. Vacant land in Marlo so close the water, General Store, Cafe and Hotel doesn't come on the market very often, especially large blocks like this! Don't let this opportunity pass you by. Secure your lot today with just a 10% deposit and start planning your dream home build in this idyllic part of Victoria. Please contact Richard Ivey on 0401 113 310 for more information.