

**20 Kennard Grove, Charlemont, VIC, 3217**



**Land For Sale**

Thursday, 22 August 2024

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Type: Land

**Ready and awaiting, your future begins here.**

Situated on approx. 350sqm this flat parcel of titled land offers uninterrupted views of the wetlands, Lake Connewarre and the surrounding picturesque scenery. Whether it be a single storey home for the downsizer or investor, or a double storey family home leaving space for a big backyard for the kids to play in, you can use this blank canvas and create your dream home.

As new communities begin to blossom around this convenient lifestyle location, you'll simply love being in the heart of it all. You're a flat easy walk to the parks and playgrounds, only minutes away from schools, shopping centres and accessibility to the Armstrong Creek Town Centre, Warralily Village as well as major arterials getting you to the Geelong CBD and the glorious Surf Coast.

Affording the purchaser freedom to get straight to work designing and building their dream home, bypassing the ever-extending wait times of blocks titling, this is an opportunity not to be missed!