

**202 Graham St, Wonthaggi, VIC, 3995**



**Land For Sale**

Friday, 27 September 2024

202 Graham St, Wonthaggi, VIC, 3995

Type: Land



Mitch Foon  
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## CUSTOM DUAL-BUILD OPPORTUNITY

Located in the heart of Wonthaggi, this is your chance to shape a fully customized dual townhouse or medical build just 400m\* from Wonthaggi Hospital. With a permit in place, this project offers the flexibility to design within an approved envelope, ensuring a tailored fit-out to meet your needs. Positioned on a generous 600+ sqm\* allotment, the property consists of two titles –lot 1 with 226.7 sqm\* and lot 2 with 199 sqm\*—both offering ample space and flexibility. Conveniently situated near essential amenities such as the Wonthaggi Hospital, ophthalmologist services, and the local medical clinic, this property is also just 400m\* from the V-Line bus stop and 350m\* from the Wonthaggi post office and main street.

### Property Features:

- Total land area: 600+ sqm\*
- lot 1 floor space: 226.7 sqm\*
- lot 2 floor space: 199 sqm\*
- Allocated on-site car spaces
- Council-endorsed plans
- 400m\* to Wonthaggi Hospital
- 350m\* to Wonthaggi post office and main street

\*Approx.