

**29 Evans Street, Anglesea, VIC, 3230**

ROBYN DODD

**Land For Sale**

Sunday, 18 August 2024

29 Evans Street, Anglesea, VIC, 3230

Type: Land



Robyn Dodd

## **Exceptionally rare 'blank canvas' opportunity - only 800m to 'toes in the sand!'**

Surrounded by natural beauty, this extraordinary land parcel presents a rare and exciting opportunity for the astute purchaser to take full advantage of its prime Anglesea address.

### The Land

- Vacant 817sqm approx allotment
- Expansive north-easterly aspect
- Elevated position
- Spectacular district outlooks
- Good dimensions, approx. 18.3 wide x 44.7m deep
- Coveted coastal enclave - beachside of the Great Ocean Road
- Perfect opportunity to design and build your dream beach house STCA
- Potential ocean and river views from a second storey elevation
- Zoned GRZ1; all services (except gas) available

### The Lifestyle

- Stroll to a string of sandy beaches and popular surf breaks in just under 10 minutes
- Practice your golf swing at the famous Anglesea golf course
- Explore the surrounding nature reserves and walking trails (footsteps from your front door)
- Paddle your canoe along the river
- Skate, play or barbecue in the nearby parklands
- Walk, cycle or drive to Anglesea Shopping Village (only 600m away)
- Enjoy gourmet treats at the local cafes/restaurants
- Shop till you drop at the riverbank market (Spring to Autumn)
- Channel your inner Picasso at the Anglesea Arthouse
- Relax with friends at nearby wineries
- Travel to Melbourne in just under 1.5 hours