

**33 Cootamundra Ave, Capel Sound, VIC, 3940**



**Land For Sale**

Sunday, 18 August 2024

33 Cootamundra Ave, Capel Sound, VIC, 3940

Type: Land

## **Approved Plans and Planning Permit for a 6 Lot Subdivision**

Development sites such as this are a rare find indeed.

Offering 1838 sqm (approx.) of flat Peninsula land and backing onto Chinaman's Creek, the construction of this "unicorn" of an investment has already started.

Located a short walk to Capel Sound foreshore and shopping strip and close to schools and transport.

Backing onto a well-known retirement village in the beautifully quiet suburb of Capel Sound, some lucky "end purchaser" will hear the trickle of the seasonal creek right at their back door.

The rear two units will be the pick of the crop and will be highly anticipated.

Take over and complete the picture, finish the construction and reap the rewards.

The construction and sale of 6 two-bedroom town houses should make for a nice return on your investment. 3 Single and 3 double storey 2 bedroom self titled townhouses.

The developer has started this project and its up to you to complete the picture.

Please Note: The GST Margin Scheme will be in addition to the sale price