

**38 Lyell Street, Marysville, Vic 3779**



**Residential Land For Sale**

Wednesday, 27 December 2023

**38 Lyell Street, Marysville, Vic 3779**

**Area: 1142 m2**

**Type: Residential Land**



John Rombotis  
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Luke Fornieri  
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## **\$350,000 - \$380,000 EOI Closing the 10th of Feb**

Nestled in the heart of North-East Victoria, Marysville stands out as one of the region's most captivating locales. Just on the outskirts of the Yarra Valley and conveniently close to Healesville, Warburton, Buxton, and Eildon, this area also acts as a gateway to the enchanting Lake Mountain Ski Resort. Experiencing a surge in popularity and development, the region welcomed the prestigious Peppers Marysville Hotel in 2021. Presenting two blocks of land, 38 & 40 Lyell, you can enjoy the peace of buying both blocks or purchasing one, the decision is yours. This property enjoys a central location mere moments away from Marysville's vibrant town centre and its amenities and attractions. Vast views are only the start. Ideal for developers seeking a prime canvas, this land offers the potential to be wherever your imagination takes you (STCA). For those yearning for a genuine green change, seize the opportunity to craft your bush escape on this sprawling double block, subject to relevant approvals.