

**49 Churchill Road, Mount Martha, VIC, 3934**

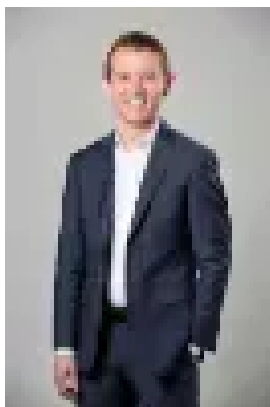


**Land For Sale**

Saturday, 17 August 2024

49 Churchill Road, Mount Martha, VIC, 3934

Type: Land



Samuel Dalziel  
0359741401

## Hillside Sanctuary

Perched on a private hillside, this approximately 1373m<sup>2</sup> allotment offers a unique opportunity to build your dream home with bay views from a second story (STCA). Bordering Seaside Creek and with very few neighbouring properties, this site offers endless serenity and abundant birdlife. This rare find is situated in a prestigious area opposite Mt Martha Reserve, known for its scenic views and tranquil surroundings.

Included with the land is the approved Town Planning Permit and Endorsed Plans for an architecturally designed, eco-friendly residence featuring passive solar design. You can build using the existing plans or create your own custom escape (STCA) on this expansive hillside lot. The location is perfect for nature enthusiasts, with nearby nature walks and just a five minute drive (approx.) to the Safety Beach foreshore, Martha Cove Marina, Mt Martha Village and iconic South Beach.

Information available upon request:

- Section 32 Vendor Statement
- Property Information Certificate
- Bushfire Management Plan
- Melbourne Water Response
- Sewer Plan
- Soil Report
- Consent from Council's building department to build in the Not Flood Prone Area
- Architectural Concept Plans
- Town Planning Permit
- Town Planning Endorsed Plans
- CFA/ FRV Consent
- Land Survey Plan
- Land Contours Plan

Contact us today to learn more about this exciting opportunity!