

**53 WINDLASS AVENUE, Mooroopna, Vic 3629**

**Residential Land For Sale**

Monday, 4 December 2023



53 WINDLASS AVENUE, Mooroopna, Vic 3629

Area: 786 m2

Type: Residential Land



Real Estate Yourself  
1300572437

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Phone Enquiry Property ID: 2429 (Quote when calling or texting) A Prime Opportunity for First Homebuyers and Savvy Investors 53 WINDLASS AVENUE, MOOROOPNA (Titled Block) Block no 211 This exceptional opportunity in Mooroopna, a flourishing community nestled in the heart of Victoria. This vacant land, located at Park Views Estate, extends over a generous 785 square meter area, providing a superb foundation for constructing your dream home or anchoring a prosperous investment. **\*\*Prime Location\*\*** This remarkable plot is enviably located just moments away from the tranquil Craigmuir Lake Reserve. Enjoy the luxury of serene walking tracks and the convenience of the bustling Mooroopna town centre, all within close reach of your future residence. Additionally, the property offers an ample 21.40-meter frontage to the peaceful Windlass Avenue. **\*\*Perfect for Young Families\*\*** Situated near the vast green expanses of the large reserve areas and the well-established "Sherwood Park", this locale is a sanctuary for young families. With children having abundant outdoor spaces to explore, and parents basking in the peace and tranquility of suburban living, it's the ideal environment to nurture a growing family. **\*\*Commute with Ease\*\*** Despite its serene surroundings, this block offers an effortless commute to Shepparton, encapsulating the perfect balance of a relaxed suburban lifestyle without sacrificing accessibility and convenience. **\*\*Limited Supply, Unlimited Possibilities\*\*** Plots of this quality are becoming a rarity, particularly at an enticing price range. This is a magnificent opportunity not to be missed, whether you're a first-time homebuyer eager to plant roots or an investor in search of a cost-effective investment in a growth area. **\*\*Ready to Build Now\*\*** This block is more than just a piece of land; it's a blank canvas waiting for your vision to take shape. Exercise your creativity and build your dream home in one of the most desirable areas of Mooroopna. To discuss this opportunity Please call direct the owner -0410 623 970 Due diligence checklist - for home and residential property buyers - <http://www.consumer.vic.gov.au/duediligencechecklist>. This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.