

# Lot 134 Northern Edge Estate, Warrnambool, Vic 3280



## Residential Land For Sale

Thursday, 9 November 2023

Lot 134 Northern Edge Estate, Warrnambool, Vic 3280

Area: 524 m2

Type: Residential Land



Fergus Torpy  
0428627161



Kirralie Lumsden  
0428790109

## Contact Agent

This fully serviced and gently sloping corner parcel is situated on 524 m<sup>2</sup>. The block is 17.5m wide and 30.3m deep. Its corner location enables the construction of any number of home designs whilst maintaining rear access for a workshop or caravan storage. Subject to council approval, its corner location is also ideal for the construction of a dual-occupancy dwelling providing self-contained accommodation for older children priced out of the home market, grandparents, a home business or even Air BnB. Alternatively, investors could build a duplex or 2 x 2-bedroom units (SCTA). The block is: 2.7 km from Gateway Plaza 3.1 km from Northpoint Shopping Centre 2.4 km to Kings College 7 minutes by car to the CBD Near to public open space and future walking tracks that will link to Russells Creek walking trail. Titles are due before Christmas. Start planning today.