

**Lot 22, 13 Smith Street, Winchelsea, Vic 3241**



**Sold Residential Land**

Wednesday, 28 February 2024

Lot 22, 13 Smith Street, Winchelsea, Vic 3241

Area: 590 m2

Type: Residential Land



Bakerland Team

0493508158

**\$365,000**

\* Just \$10,000 deposit!\* No time frame restriction to build\* Titled - Settlement negotiable  
Situating on Smith Street, with a leafy green reserve across the road, leave the car at home and take the walking track along the river and down to the shops! Set in the vibrant, established community of Winchelsea, River View Estate is in a highly sought after location, nestled on the banks of the Barwon River. With titles now available, each block is connected to town water, electricity, sewerage, gas and are NBN ready. Deposit is just \$10,000 and settlement terms are negotiable. A leafy estate with quality street trees and over an acre of green, open space to enjoy awaits you! **\*\*BONUS\*\*** Bakerland are gifting to each purchaser a \$5,000 Landscaping voucher at settlement to enable residents to finish their front yards, creating a welcoming completed estate. Everything is at your fingertips at River View; shopping & cafe strip, post office, bank, chemist, hospital and local Primary School. Lifestyle is in abundance with local swimming pool, basketball stadium, football ground, netball courts, golf course and multiple playgrounds all located in the township. With a VLine train station in town, commuting to Geelong or Melbourne CBD is easy, or travel by car on the dual lane highway - just a short 20 minute drive to Deakin Uni in Waurin Ponds! Unsure of the build process? Ask us today; we can connect you with our trusted build partner, Levonix Homes, who can provide you with industry specific answers. River View - Where Community Come Together  
Disclaimer: The information supplied is an indication for guidance only. Whilst information is provided in good faith and is believed to be accurate at the time of printing, prospective purchases should not rely on this information but satisfy themselves in all respects before entering into a contract. Please refer to the Plan of Subdivision for further detailed information.