

**Lot 275, Hopkins Heights, Warrnambool, Vic 3280**

**Harris + Wood**

**Sold Residential Land**

Saturday, 10 February 2024

Lot 275, Hopkins Heights, Warrnambool, Vic 3280

Area: 798 m2

Type: Residential Land



Matthew Wood  
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## Contact agent

Hopkins Heights is not just 'another' housing estate. It is a new village community, designed from 'scratch' with people at its heart. Families, couples and individuals, young and older, from all backgrounds and life stories who love to live, meet, greet, relax, work and play. Created on a 170-acre property, Hopkins Heights will be extraordinary with meandering walking and riding trails; a vibrant Village Heart set in the 800 metre central ridge line park, beautiful community parks, quiet viewing nooks, safe walking and riding paths with direct links to the coast and Lady Bay promenade, a picturesque Hopkins River Reserve, incredible views of Hopkins River, the Southern Ocean, Lady Bay, central Warrnambool and the rural hinterland. Hopkins Heights offers 'it all' – and more! Stage 8 is positioned in our most western point of the estate providing a fabulous location that many sites will obtain amazing views, a short stroll to the Hopkins River and local reserve. Lot 275 is 798m<sup>2</sup> with a West to East orientation 19m frontage and a 40m length. The frontage sits at approx 43m adh and the rear at approx 44.5m adh provides a 1.5m rise towards the rear of the site. Situated towards the end of a court bowl should provide a family friendly environment. Offers close December 17th at 4pm. Log onto Openn Negotiation to place your bid.