

# Lot 340, Rozas Avenue, Wollert, Vic 3750

Rata & Co.

## Sold Residential Land

Wednesday, 8 November 2023

Lot 340, Rozas Avenue, Wollert, Vic 3750

Area: 365 m2

Type: Residential Land



Sherry Singh  
0456203040

**\$405,950**

An exclusively located, generous block of prime Wollert land, just sitting almost ready soon to be titled without any easement . Situated in the highly sought after Eden Gardens estate, within walking distance to local parklands, walking distance to the Aurora shopping precinct, local schools, childcare facilities and easy access to Epping Road and Edgars Road, local cafes and much more. take advantage of this rare opportunity to secure yourself 365 m<sup>2</sup> (approx.) of land sitting amongst premium high quality homes in one of Wollert's finest pockets.PHOTO ID REQUIREDDue diligence checklist - [consumer.vic.gov.au/duediligencechecklist](https://consumer.vic.gov.au/duediligencechecklist)Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](https://rataandco.com.au/privacy-policy)Material Facts - please refer to the contract of sale and vendor statement for any/all material facts.Land size sourced from [land.vic.gov.au](https://land.vic.gov.au). 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, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.