

# 16 Angley Rise, Rosebud, Vic 3939



## Residential Land For Sale

Saturday, 29 June 2024

16 Angley Rise, Rosebud, Vic 3939

Area: 1000 m2

Type: Residential Land



Mark Rhodes

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**\$690,000 - \$745,000**

Imagine waking up to the most breathtaking views from one of the highest points of Arthurs Seat. With an approved planning permit for a stunning modern home, all the hard work has already been taken care of. All that's left is for you to make it your own. This unique, large block of approximately 1,000m<sup>2</sup> is part of an exclusive subdivision on the western slopes of Arthurs Seat. Here, you'll enjoy unparalleled blue water views of Port Phillip Bay, The Port Phillip Heads, shipping channels, Bass Strait, and the Southwestern coastline. Standing on this stunning block, you'll feel as if you're on top of the world. The golden sunrises and sunsets are truly uninterrupted, providing you with a daily spectacle that few are lucky enough to experience. To fully appreciate the magnificent views, a physical inspection is highly encouraged. Once you stand on the precipice of this property, you'll understand its true beauty and potential. This site is not just about the views and the luxury. Just 100 metres behind your lot, you'll find the serene McLaren Dam. Enjoy a stroll along the Two Bays walking trail or ride the extensive mountain bike trails. Your backyard will be teeming with wildlife, including kangaroos, echidnas, eagles, and blue-tongue lizards. With golden beaches, vineyard-dotted hills, and dramatic wilderness nearby, there's always something to explore. Don't miss this rare opportunity to secure a piece of real estate in this coveted region. For more details, including concept drawings represented by the 3D images, please call us. Seize the chance to make this exclusive, unique site your future home. Contact us today to learn more and schedule your physical inspection.