

**20 KINGS ROAD, Marysville, Vic 3779**



**Residential Land For Sale**

Monday, 8 July 2024

20 KINGS ROAD, Marysville, Vic 3779

Area: 1040 m<sup>2</sup>

Type: Residential Land

**\$340,000**

To enquire, please email or call 1300 815 051 and enter code 4363 JUST LISTED: 20 Kings Rd – a parcel of paradise everyone would like to secure. Not just a block of land... but a perfect spot for a dream home or bnb (or home AND bnb)!!! Council approval has been given (verbally) for 2 dwellings on this property. An established block of 1040 sq meters in Marysville, with 2 entrance (driveway) access points, and a very easy stroll to town. An extremely attractive block, walking distance to town, ready to build on right now (no waiting on subdivisions, or, road connections etc). Everything is ready to go here. Water is already connected (with tap) and power etc readily available. This property has a BAL rating of 29 (unlike 40 in the more outlying areas or even the close to town more bushy blocks) which makes for a beautifully energy-efficient home, that is affordable to build. The proximity to town is a plus, being only 450 meters to the Marysville Bakery and 550 meters to the 4-star (Tripadvisor) very popular Duck Inn. Gallipoli Park is a few minutes' walk away as is everything else in the town that you should need. Beauty Spot Nature Walk is 3 doors down on Kings Rd and the Marysville Men's Shed diagonally across the road (no need to have your own tools if you join!). Everything is close by here and the neighbourhood is friendly. This block is flat with slight undulation behind the suggested building siting, to add interest to the garden, and it already has some beautiful established mature trees. Truly a beautiful block that has only been in the ownership of a select few thus far. To enquire, please email or call 1300 815 051 and enter code 4363