

28 Southon Terrace, Nicholson, Vic 3882

Residential Land For Sale

Saturday, 29 June 2024

COAST TO
COUNTRY REAL ESTATE

28 Southon Terrace, Nicholson, Vic 3882

Area: 869 m2

Type: Residential Land



Richard Ivey
0401113310

\$240,000

Following on from the successful development of Stage 1 of Nicholson River Estate, lots in Stage 2 of the estate have now titled. 28 Southon Terrace is a fantastic elevated block located on the eastern side of Southon Terrace in the middle of the estate. At nearly a quarter of an acre (869m²), with a wide 20m frontage, there's plenty of room on the property for placement of a home whilst still allowing for side access to a shed at the rear and plenty of room for the children or grandchildren to play. A quality new home has already been constructed on the neighbouring property to the south allowing you to position your home to maximise privacy and take advantage of the views available. You may even wish to consider a double-storey home to maximise your views over the Nicholson River, parts of the estate, the historic railway bridge and the farmland to the east. This block also has the added advantage of being quite flat, thus keeping site preparation costs to a minimum. Underground power, mains water, phone, sewer and the NBN are all available. The popular township of Nicholson is located on the banks of the Nicholson River, around 10 minutes' east of the major rural hub of Bairnsdale. Nicholson has a newly renovated General Store/Cafe, Post Office, Hotel with Bottleshop, V-Line Bus Stop and a River Reserve with fishing platforms and an excellent boat ramp. The ramp provides boating access to the largest inland network of waterways in Australia, the Gippsland Lakes. The waterfront village of Metung is only a short drive away, whilst Lakes Entrance and surf beaches are around twenty minutes' drive. The estate itself has a family friendly footpath and walking track network which links up with the East Gippsland Rail Trail which runs for around 94 km between Bairnsdale and Orbost. There are three reserves in the estate, one fronting the Nicholson River and another with undercover picnic benches. This is one of the best value blocks you will find in Nicholson. Don't miss your opportunity to be part of this exciting new development. Please call Richard Ivey on 0401 113 310 for more information.