

**6 Vermentino Street, Mount Duneed, Vic 3217**

**Residential Land For Sale**

Wednesday, 3 July 2024



6 Vermentino Street, Mount Duneed, Vic 3217

Area: 448 m2

Type: Residential Land



Ross Bywater

1300853857

**420000**

Seize this exceptional opportunity to secure a 448 sqm block of residential land in highly sought-after Mount Duneed. Perfectly positioned in a vibrant and rapidly growing community, this generous parcel of land offers endless potential for building your dream home or making a savvy investment. No easements, very few building restrictions and no building time frames. All just 15 minutes' drive to Torquay beach.

**Key Features:**

- Lot 15 - Generous Size:** Spanning 448 sqm, this expansive, north facing block provides ample space for a variety of architectural designs and landscaping possibilities.
- Prime Location:** Nestled in the heart of Mount Duneed, the property boasts proximity to essential amenities, including schools, shopping centres, parks, and public transport.
- Lifestyle Benefits:** Enjoy the best of both worlds with the serene surroundings of suburban living and the convenience of urban amenities. The area offers a family-friendly atmosphere with plenty of recreational activities.
- Development Potential:** With substantial space to work with, you can design a home that meets your unique needs or capitalize on the growing demand for quality housing in the region.
- Connectivity:** Easy access to major roads and highways ensures a smooth commute to Geelong and Melbourne, making it ideal for professionals and families alike.
- Community Atmosphere:** Become a part of a thriving community known for its welcoming spirit and active neighbourhood engagement.
- Nearby Amenities:**
  - Education:** Close proximity to top-rated schools and childcare centres.
  - Shopping & Dining:** Conveniently located near a variety of shopping precincts and eateries.
  - Recreation:** Minutes away from parks, playgrounds, and sports facilities, promoting an active lifestyle.
  - Healthcare:** Accessible to quality healthcare facilities and services.

**Why Mount Duneed?** Mount Duneed is renowned for its scenic beauty, vibrant community, and excellent infrastructure. This suburb offers a perfect blend of tranquility and convenience, making it one of the most desirable locations for families and investors alike.