

**Lot 126, MOZZARELLA WAY, Donnybrook, Vic 3064**



**Residential Land For Sale**

Wednesday, 11 September 2024

Lot 126, MOZZARELLA WAY, Donnybrook, Vic 3064

Area: 294 m2

Type: Residential Land



Sharath Rao

**\$308,000**

Luxury Real Estate Agents proudly presents this prime opportunity to create your dream residence in the highly sought-after Heartford estate, Donnybrook. With a generous land size of 294m<sup>2</sup> and a perfect rectangular shape, this block boasts a 14m frontage, making it ideal for a variety of home designs from leading builders. Settlement is expected in Q2-2025, offering plenty of time for planning and preparation. Property Overview: Land Size: 294m<sup>2</sup> Front and Rear Width: 14m Side Length: 21m (both sides) Estate Highlights: 19 hectares of active open spaces, including a proposed park. Donnybrook Train Station is just 2km away for convenient city access. Planned Government Primary School and Community Centre within close reach. Walking distance to the renowned Hume Anglican Grammar. Why Choose Heartford? Heartford offers an inspiring blend of modern living and natural beauty. Situated just 30km from Melbourne's CBD, this emerging neighbourhood is designed to support a vibrant, family-friendly lifestyle. Enjoy the convenience of nearby amenities, while being surrounded by scenic landscapes like Donnybrook Reserve and Merri Creek. Families can explore the untouched beauty of Mount Ridley Nature Reserve, a place where young minds can marvel at native flora and fauna. Heartford is not just a location-it's a lifestyle. Secure Your Future Today This is your chance to be part of a growing community with endless possibilities. To be a part of this exciting experience, living a balanced and active lifestyle at Donnybrook, Please call Sharath Rao on 0426 952 345 or Deepak Sobti on 0435 361 362 to find out more! Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Please see the below link for an up-to-date copy of the Due Diligence Checklist: <http://www.consumer.vic.gov.au/duediligencechecklists>.