

## Falk & Co.

### FOR SALE

Lot 20, 70 Younger Street, Warrnambool

447m<sup>2</sup>

Gary Attrill 0477 026 566



### 3 Oceanex Drive Warrnambool VIC

New subdivision, titles expected before June 2024, estate construction almost complete, a few metres stroll to the brand new state of the art Golf Clubhouse and 4 mins drive to CBD and Beaches, does it get any better??

This allotment only available as previous purchasers position has changed and unable to proceed.

Retaining wall to be constructed at rear of block before settlement.

Lot 20 on SubDivision Plan

Very limited land available in this magnificent location.

**Land Size** : 447 sqm

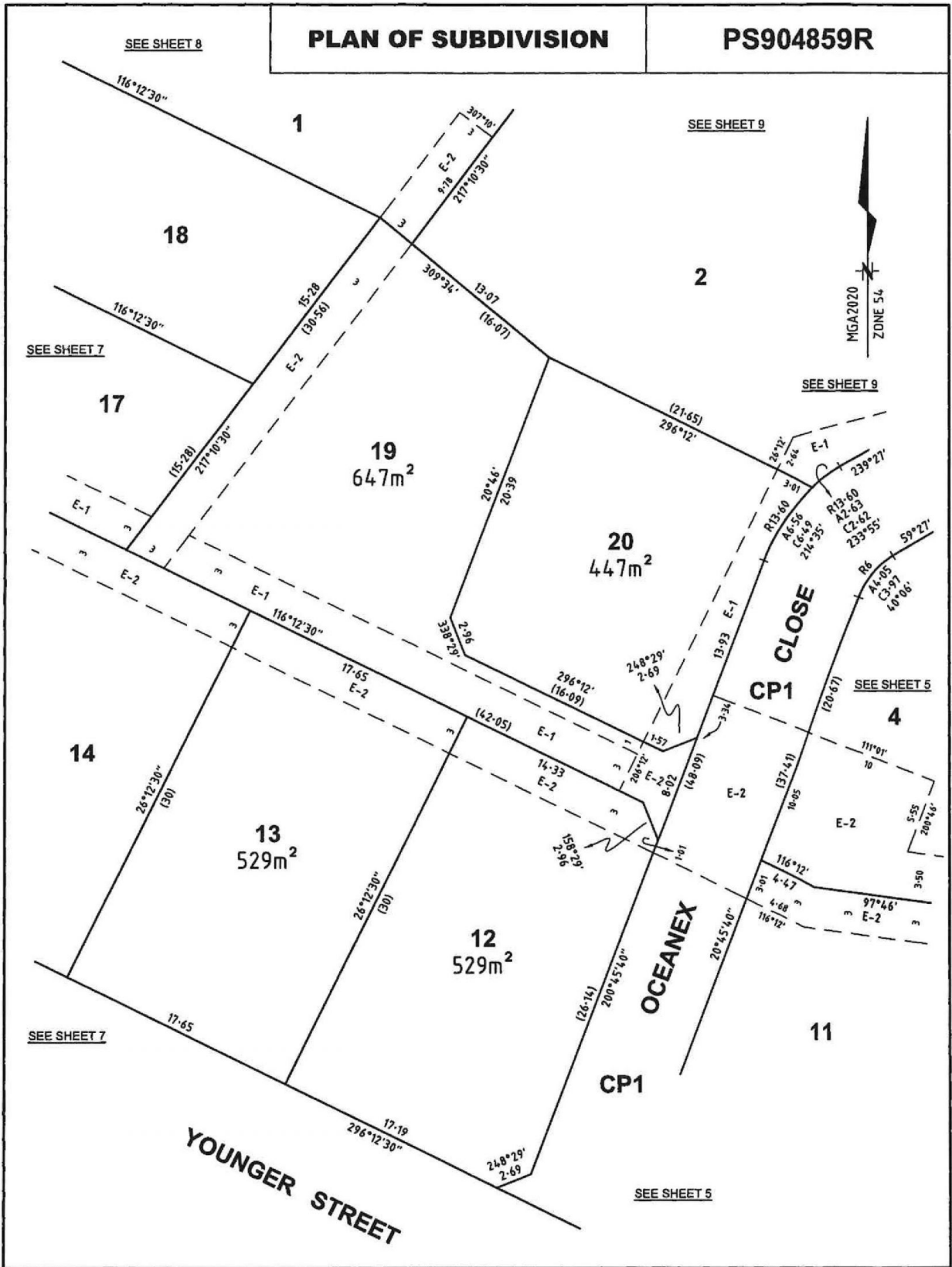
**View** : <https://www.falk.com.au/sale/vic/warrnambool-port-fairy/warrnambool/residential/land/8023061>


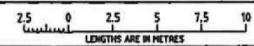


**Gary Attrill**  
03 5561 1677

**PLAN OF SUBDIVISION**

**PS904859R**



 <b>DAVIES SIMPSON</b> Survey, Planning, Development <small>P.O. BOX 421                  WARRIAMBROOL 3280                  PHONE : (03) 5563 1846                  EMAIL : admin@davies-simpson.com.au</small>	<b>SCALE</b> 1:250	 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 6
	SURVEYORS FILE REF: <b>2601</b> 2601_PS904859R_V5.DWG		ALASTAIR ROBERT DAVIES, VERSION 5	