

# Falk & Co.

## FOR SALE

Lot 12, 70 Younger Street, Warrnambool

### 529m<sup>2</sup>

Gary Attrill 0477 026 566



### 84 Younger Street 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.

Very limited land available in this magnificent location.

Lot 12 on Sub Division

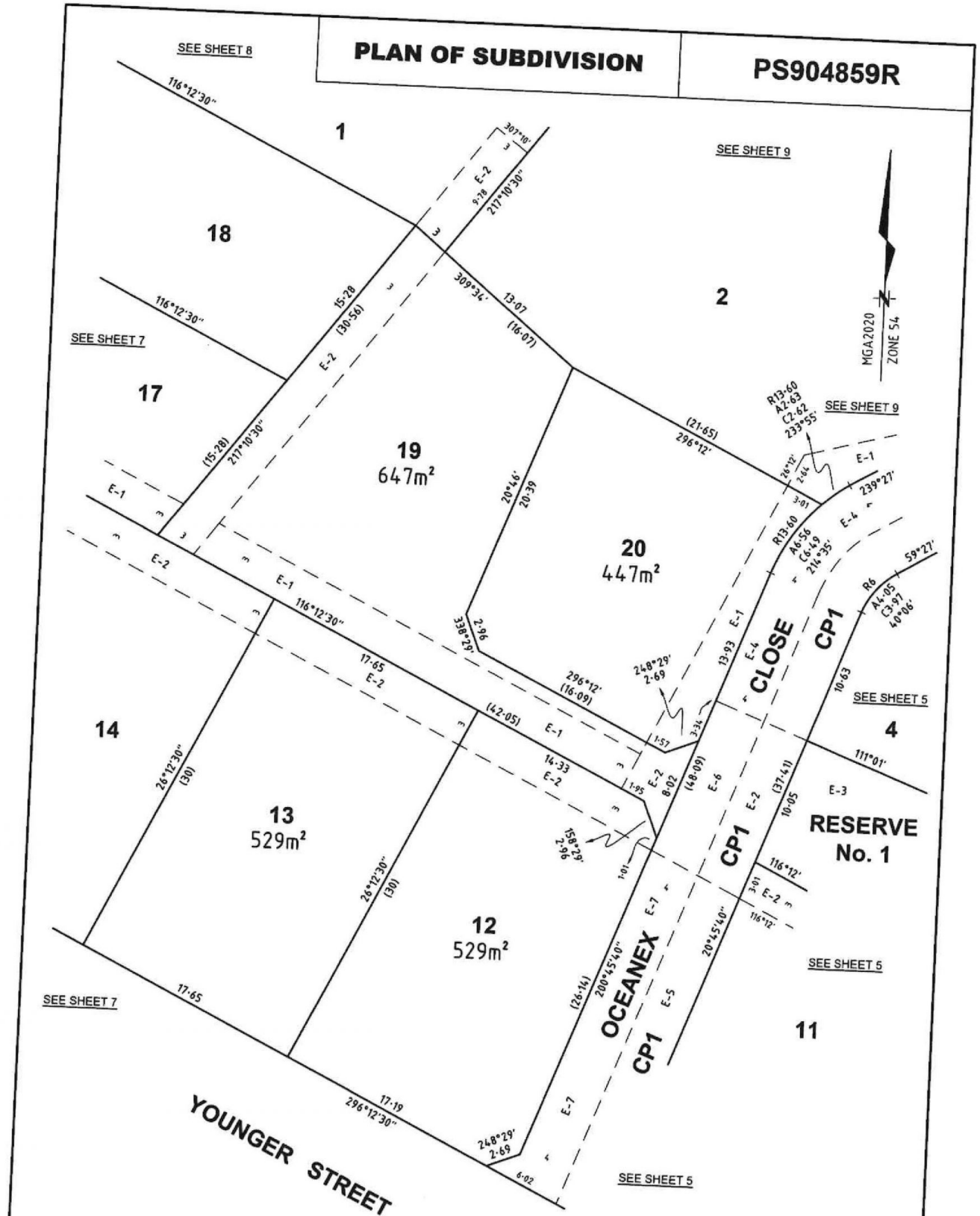
**Price** : \$250,000 to \$265,000  
**Land Size** : 529 sqm  
**View** : <https://www.falk.com.au/sale/vic/warrnambool-port-fairy/warrnambool/residential/land/8037849>



**Gary Attrill**  
03 5561 1677

**PLAN OF SUBDIVISION**

**PS904859R**



**DAVIES SIMPSON**  
 Survey, Planning, Development  
 P.O. BOX 411  
 WAREHAM ROAD, 3280  
 PHONE: (02) 5581 1844  
 EMAIL: admin@davies-simpson.com.au

**SCALE**  
 1:250  
 2.5 0 2.5 5 7.5 10  
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3  
 SHEET 6

SURVEYORS FILE REF: **2601** 2601\_PS904859R\_V7.DWG

ALASTAIR ROBERT DAVIES, VERSION 7

< LEAVE BLANK FOR SPEAR REGISTRATION >  
 DIGITALLY SIGNED BY LICENSED SURVEYOR