



## 41 Avonbury Drive Armstrong Creek VIC

### The Feel:

With the other large blocks snapped up and built on long ago, this may be your last opportunity to secure an enormous 700m<sup>2</sup> allotment in the sought-after Anchorage Estate! This level site presents the perfect foundation on which to build your dream home with abundant room for yard space or secure vehicle storage.

### The Facts:

- Rare oversized allotment offering over 700m<sup>2</sup> in parkside location
- Expansive north and western boundaries ensure abundant natural light
- Design and build your own coastal haven, in a quiet street close to all amenities
- North-south orientation lends itself to sun-drenched outdoor entertaining
- Family-friendly location offers direct access to Anchorage Park's playground and walking track
- 2 minutes to The Village Warralily with cafes, Coles, Medical Practice and more!
- 15 minutes to Barwon Heads or Geelong CBD, 5 minutes to Marshall Station

**Price** : \$450,000-\$490,000  
**Land Size** : 704 sqm  
**View** : <https://www.bellarineproperty.com.au/7358874>



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