



## 8 Birdwood Drive St Leonards VIC

### The Feel:

A perfect pairing of ready-to-build vacant land and a blissful seaside setting awaits the new owners of this prime 576sqm (approx.) parcel, set amongst a fabulous lifestyle precinct that's tailored for leisure and recreation. A desirable north-to-rear orientation facilitates a sun-kissed alfresco lifestyle, while the property's proximity to the shoreline offers scope for picturesque Swan Bay views via a future first storey (STCA). Situated within a master-planned estate, just 600m from the water's edge and 2.5km to the idyllic St Leonards village, this is a superb opportunity to develop your beachside home and create a life by the bay that's second to none.

### The Facts:

- Cleared 576sqm (approx.) parcel of land in the popular Seaside Estate
- Fully serviced & ready for you to craft your dream coastal home (STCA)
- 32m depth & almost 18m of frontage offers outstanding design flexibility

[For full version visit the website](https://www.bellarineproperty.com.au/8133342)

**Type** : Land  
**Price** : \$460,000-\$490,000  
**Land Size** : 575 sqm  
**View** : <https://www.bellarineproperty.com.au/8133342>



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17.96m approx.

32.07m approx.

**576m<sup>2</sup>**  
(approx.)

32.07m approx.

17.96m approx.

**Birdwood Drive.**