

**30 Pigeon Street, Charlemont, VIC, 3217**

**Land For Sale**

Wednesday, 20 November 2024



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Type: Land



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## **Titled and Ready to Build on...!!!**

Nestled in the heart of Charlemont, this perfectly proportioned 392m<sup>2</sup> (approx.) block offers the ideal opportunity to build your dream home. Boasting dimensions of 14m x 28m (approx.), this flat, titled and ready-to-build parcel is perfect for a variety of home designs, whether you're planning a spacious family residence or a low-maintenance modern abode. Located near key amenities, including the new Armstrong Creek Town Centre and the popular Village Warralily shopping centre.

Proximity to renowned schools such as Armstrong Creek School and Oberon High School, ensuring quality education options for families .

A short drive to the stunning beaches of Torquay and Barwon Heads, offering a relaxed coastal lifestyle.

Easy access to Geelong CBD and major roadways for convenient commuting.

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