

Lot 2 Felltimber Creek Road, West Wodonga, VIC, 3690



Land For Sale

Sunday, 3 November 2024

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Type: Land

PRIME VACANT LAND FOR DEVELOPMENT - 7 ACRE PROPOSED SUBDIVISION

This exceptional parcel of vacant land offers an incredible development opportunity with a certified plan for a proposed 7-lot subdivision (STCA).

Located in arguably one of West Wodonga's most desirable areas, this property is ready to be transformed into a residential lifestyle haven. With each lot approximately 1 acre in size, the site is perfect for those seeking a peaceful lifestyle in a growing community, while still close to essential amenities and with every vantage point taking in magnificent views of the natural surroundings. Wanting to just buy 7 acres, and build your dream home on your own piece of paradise with the option to subdivide down the track? Look no further.

Key Features:

Land Size: Approx. 2.85 Ha (7 acres)

Subdivision Certified: Plan of subdivision available for a 7-lot residential development, each lot approximately 1 acre in size.

Wodonga City Council Certification: Subdivision certified by Wodonga City Council in December 2023.

Completed Reports and Plans:

Cultural Heritage Management Plan - completed, ensuring compliance with all heritage requirements.

Bushfire Management Plan - in place, addressing fire safety and risk mitigation.

Planning Report - confirms the land's suitability for development.

Native Vegetation Removal Report - has been completed, with all necessary approvals obtained.

Storm Water Management Plan - designed and approved to ensure sustainable development.

Development Potential:

With all major compliance documents and plans already in place, this property provides a streamlined path for immediate development (STCA). Whether you're a developer or an investor, this land is primed for a high-demand residential lifestyle subdivision.

Residential Zoning: Ideal for low-density residential use.

Services: Easy access to essential utilities and services such as water, natural gas, electricity, and sewer (subject to provider connection).

Location: Close proximity to local schools, shops, and public transport, making it an attractive option for future homeowners.

This is a rare opportunity to acquire a well-positioned site with development plans already underway. Act quickly and secure this premium land in one of the region's most sought-after areas.