

71 Curlip Drive, Marlo, Vic 3888

Residential Land For Sale

Thursday, 9 January 2025

COAST TO
COUNTRY
REAL ESTATE

71 Curlip Drive, Marlo, Vic 3888

Area: 4600 m2

Type: Residential Land



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\$249,000

Want some space around you? Located on the Eastern side of Marlo in beautiful East Gippsland is gently sloping building block, nearly an acre and a quarter in size (4,600 m²). This lot is part of final stage land release in the Brodribb River Estate which features nine lots ranging in size from 2593 m² to 11900m². The block features a huge 50m frontage to Curlip Drive providing the new owner plenty of options with regards to placement of a home. The block a distinctively country and bush feel, however, depending on the prevailing wind direction, the rumbling of the surf can often be heard in the distance! The estate has all services available including NBN, underground power to lots, town water, mains sewer and good Telstra 4G/5G mobile reception. With such a generous block size there's plenty of space for a large shed, a tennis court, pool, a veggie patch and for the children or pets to play. This block also has the benefit of already being fenced along Curlip Drive. It's only a short stroll and you can link up with the walking track network through the Marlo State Forest or even with the Snowy River Coastal Walk which provides access to MOTS Beach, an unspoilt surf beach near where the estuary meets the sea. Take the fishing rod and throw a line in the estuary for Bream or Flathead or fish the surf beaches for Salmon, Tailor and Gummy Shark. The famous Marlo Hotel, jetty and public boat ramp are all within walking distance. Marlo is perfect for water sports. The children will enjoy swimming in the estuary or a dip at one of the nearby surf beaches. Alternatively drop the boat or jet-ski in at one of the many local boat ramps for a bit of fishing, exploring, water-skiing or wakeboarding. You can even launch the big boat at the newly renovated Cape Conran boat ramp and head offshore to fish for a variety of deep-water species. For those that enjoy getting out and about on foot or by bike, there are plenty of great tracks and unspoilt beaches to explore. Marlo has its own primary school whilst Orbost is around a fifteen-minute drive where there is a P-12 College, two supermarkets, hospital, medical services and a variety of specialty shops. The major rural hub of Bairnsdale is a little over an hour away where there are all the major supermarkets, Bunnings, Mitre 10, Harvey Norman, Kmart, Dan Murphys and a host of other specialty stores and industrial services. Stage 4 is the final stage in the estate and vacant residential land of this size is becoming increasingly rare in Marlo! Titles are expected mid 2025 so secure your choice of lot now with only a 10% deposit and start planning your dream home. Please contact Richard Ivey on 0401 113 310 for more information.