

# Lot 36, Kookaburra Street, Benalla, Vic 3672

## Residential Land For Sale

Tuesday, 7 January 2025



Lot 36, Kookaburra Street, Benalla, Vic 3672

Area: 637 m2

Type: Residential Land



Mohit Rai  
0404992917



Raj Dhaliwal  
0470190277

**\$185,000 - 195,000**

Welcome to Amberfields Estate, Benalla's most exclusive and vibrant new community! This expansive 637m<sup>2</sup> vacant block of land, located on the desirable north side of town, offers a rare opportunity to create your dream home or an exceptional investment property. This premium block is nestled within a picturesque estate featuring stunning tree-lined streets, generous open spaces, and its very own Recreational Reserve—perfect for embracing a serene country lifestyle. Enjoy unparalleled convenience with easy access to local shops, schools, childcare, and all the essentials of modern living. Surrounded by the natural beauty of country Victoria, Amberfields Estate allows you to experience the best of both worlds: the peaceful charm of regional living with seamless access to cosmopolitan amenities.

**Key Features:**

- **Land Size:** 637m<sup>2</sup> – perfect for your dream home or a lucrative investment.
- **Location:** Prime position in the prestigious Amberfields Estate.
- **Convenience:** Close to shops, schools, childcare, and more.
- **Lifestyle:** Tree-lined streets, open spaces, and a private Recreational Reserve.
- **Accessibility:** Two entrances to the estate for added flexibility.

Don't miss this excellent opportunity to secure your place in Benalla's premium estate. Contact Team @ R41RE today and take the first step toward turning your dream into reality. Mohit - 0404 992 917 Raj - 0470 190 277 Please see the below link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist>

**DISCLAIMER:** Dimensions and directions are approximate and for illustration purpose only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Refer to Vendor Statement for exact directions, dimensions and measurements.