



### 13 Flagstaff Drive Portarlington VIC

Now more than ever, people of all ages are choosing to move into the friendly and relaxed coastal community of Portarlington, loved by the locals for panoramic Port Phillip Bay views, calm beaches and a peaceful village vibe. Be surrounded by organic producers, wineries, and world-class surf spots all only moments away with Melbourne CBD an easy 90 minute commute by ferry. It's time to explore the possibilities that this new lifestyle can offer!

- Rare land opportunity in sold out 'The Rise' Estate, set across a scenic 539sqm (approx.)
- Surrounded by established coastal homes set high on the hills of this contemporary estate
- Perfect for a double storey home with water views from a second level guaranteed (STCA)
- Boasting water glimpses even at ground level, the block has a gentle slope from north to south
- The rear of the block is graced with beautiful gums, a stunning backdrop for entertaining!
- Across the road from a family park with walking tracks - for wide open space when you need it
- Explore the Bellarine 'Taste Trail' with organic produce,

**Price** : \$ 272,000  
**Land Size** : 539 sqm  
**View** : <https://www.bellarineproperty.com.au/4256829>



**Lee Martin**  
**03 5297 3888**



**Levi Turner**  
**03 5254 3100**

14.0m approx

539.1m<sup>2</sup>  
(approx)

38.5m approx

38.5m approx

14.0m approx

Flagstaff Drive