



#### 44 Flagstaff Drive Portarlington VIC

##### The Feel:

Positioned in the now sold out 'Arlington Rise' Estate in the coastal town of Portarlington, is a chance to experience relaxed beachside living with the rare benefit of city connections. Build your dream home and a dream lifestyle capturing a serene water view from a second level (STCA). Enjoy natural gum tree vistas, stunning walking tracks and children's playgrounds that surround the immaculate homes in this quiet court location, with Melbourne CBD a relaxing 90min ferry trip away and the best of the Bellarine at your door!

##### The Facts:

- North facing 544sqm approx. allotment in sold out Arlington Rise community
- A largely level block ensures economical site and construction costs
- Surrounded by single level homes, complete privacy from overlooking is assured
- Ideal first home, retirement option or coastal weekender
- 1km from Portarlington main street, coastal playground and bay beach

**Price** : \$ 280,000  
**Land Size** : 544 sqm  
**View** : <https://www.bellarineproperty.com.au/4890694>



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