



## 8 Wanawong Court Clifton Springs VIC

### The Feel:

Quietly positioned in an established court location, this prime allotment provides an opportunity to capitalise on stunning views across Corio Bay within the heart of the Bellarine Peninsula.

Design a contemporary home that takes advantage of the north facing aspect (STCA) or explore the site's development potential by utilising its planning approval for a 2 lot subdivision.

### The Facts:

- 785sqm approx. allotment with great potential for views
- Plans for two lot subdivision and two dwellings already approved.
- Watch boats pass by on Corio Bay with the You Yangs in the background
- Quiet court location in an established coastal neighbourhood
- Create a spacious and modern home without size limitations (STCA)
- Potential for development with hassle-free housing in high demand (STCA)

**Price** : \$ 280,000

**Land Size** : 784 sqm

**View** : <https://www.bellarineproperty.com.au/4893531>



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