



### 33 Samphire Drive Connewarre Vic

#### The Feel:

A special opportunity awaits you to build your dream home on an incredible vacant allotment in this highly sought-after 13th Beach Estate locale. This privileged position will offer sweeping views of the Practice Green. With north frontage & direct access to a pathway that leads to the exclusive Clubhouse & beach access beyond, this 924sqm (approx.) site will appeal to those looking for a never-to-be-replicated lifestyle prospect or desirable investment.

#### The Facts:

- Vacant allotment with ideal north frontage
- Dream big! Generous allotment of vacant land to build your dream home (STCA)
- Substantial 22m2 frontage/rear boundary & 42m2 length; allows for very adaptable plans
- The land is cleared & ready for development
- Flanked by Cypress Tree shelterbelt & backs onto Practice Green
- Well-protected leeward facing block invites year-round alfresco living
- Short 5-minute walk to Clubhouse & 5min bike ride to beach access track

**Price** : \$ 545,000  
**Land Size** : 923 sqm  
**View** : <https://www.bellarineproperty.com.au/53579>  
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