



## 1C Grandview Parade Barwon Heads VIC

### The Feel:

Once in a lifetime an opportunity presents to purchase vacant land, which hasn't been for sale in 70 years, in an unparalleled position, with the potential for Bluff & River views... imagine life or holidays on Grandview Parade, tucked away behind Bridge Rd & Hitchcock Ave in a blue-chip precinct just a few paces from the river, IGA supermarket, Hitchcock shopping & dining strip, the hotel & golf course. Surrounded by established homes, you'll struggle to find a more central spot to build your dream home or development (STCA) than this!

### The Facts:

- 440sqm approx. vacant allotment on prestigious Grandview Parade
- Large north boundary lending itself to passive solar design
- 440sqm approx. with a 14.4m approx frontage and 30.48m approx. depth
- Elevation presents opportunities to take advantage of beautiful Barwon River & Bluff views
- Perfect location to design & build your dream home
- Quiet street with local traffic only, within exclusive precinct
- Easy stroll to shops & dining precinct & only minutes to the

**Land Size** : 440 sqm

**View** : <https://www.bellarineproperty.com.au/5568602>



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