



### 38 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 north facing views. With direct access to a pathway that leads to the exclusive Clubhouse & beach access beyond, this 957sqm (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 orientation
- Dream big! Generous allotment of vacant land to build your dream home (STCA)
- The land is cleared & ready for development
- Well-protected north facing block invites year-round alfresco living
- Short 5-minute walk to Clubhouse & 5min bike ride to beach access track
- Sought-after prime location offering a relaxed lifestyle close to 13th Beach Golf Club
- Gated community offers privacy & integrity in peaceful, stunning natural surrounds.

**Price** : \$ 595,000  
**Land Size** : 957 sqm  
**View** : <https://www.bellarineproperty.com.au/5738519>



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