



## 52 Sapphire Drive Connewarre VIC

### The Feel:

Rarely do vacant sites arise like this, with an opportunity to masterfully plan your dream home to integrate with world-class surrounds. Bring your build to life in the highly sought-after Thirteenth Beach Estate, one of Victoria's premier residential golf course estates, with limitless possibilities for an architectural masterpiece that will elevate your lifestyle. The 1052sqm (approx.) site impels you to explore indoor-outdoor living design that harnesses the north aspect, and expansive views

### The Facts:

- Build your custom architectural design on covetable 1,052m<sup>2</sup> (approx.) block
- Luxury living & entertaining with picturesque rural outlook
- Orientation provides seemingly endless sense of space & north sunshine
- Substantial 36m frontage, with 16m rear boundary allows for very adaptable plans
- Land is cleared, flat and ready for development
- Well-protected block invites a great design to embrace year-round alfresco living
- Short 10-minute walk to Clubhouse, 15min bike ride to

**Price** : \$ 1,050,000  
**Land Size** : 1052 sqm  
**View** : <https://www.bellarineproperty.com.au/7030347>



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