



## 97 Sproat Street Portarlington VIC

### The Feel:

Situated nearby to the highest point in Portarlington, this vacant allotment of 400sqm (approx.) offers a mesmerising coastal panorama over Corio Bay to the You Yangs, Melbourne city skyline, and beyond. An exciting opportunity for those seeking to design and build their very own dream home at a picture-perfect address (STCA), this elevated site amid tranquil seaside surrounds is certain to reward well into the future. Positioned to reap the benefits of all the township has to offer - including shops, restaurants, foreshore, and Docklands ferry service - this premium site delivers a rare combination of peaceful, yet well connected living.

### The Facts:

- Please contact us for the proposed plan that are aligned to this parcel of land
- Elevated setting captures sweeping coastal views that stretch across Corio Bay from the You Yangs, to the Melbourne city skyline and Mornington Peninsula
- Cleared 400sqm (approx.) parcel, presenting the perfect blank canvas on which to build your dream coastal home (STCA)

**Price** : \$450,000-\$490,000  
**Land Size** : 400 sqm  
**View** : <https://www.bellarineproperty.com.au/7811374>



**Andrew Kibbis**  
03 5254 3100



**Lee Martin**  
03 5297 3888