



### 31 Collins Street Drysdale VIC

#### The Feel:

Boasting an exceptional 955sqm (approx.) in the thriving heart of Drysdale, this incredible landholding presents a treasure-trove of opportunity on the doorstep of all key amenities. Zoned GRZ2, the potential-rich allotment offers the perfect foundation for a brand-new luxury home site, while astute developers will recognise the scope for a boutique multi-dwelling development (STCA). Ready to reward with schools and sporting facilities at the door, plus restaurants, cafes, and supermarkets just footsteps away, this ultra-convenient location promises infinite future advantages for all buyers.

#### The Facts:

- 955sqm (approx.) allotment in the heart of Drysdale
- Residential Growth Zone 2 suits multi-dwelling development
- Also presenting outstanding potential as a luxury new home site
- 20.2m (approx.) frontage and 47.5m (approx.) depth caters to flexible design options
- Desirable north-east to rear orientation lends itself to sun-kissed indoor-outdoor living

**Price** : \$630,000-\$690,000  
**Land Size** : 969 sqm  
**View** : <https://www.bellarineproperty.com.au/79042>  
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