



# FOR SALE

## UNDER CONTRACT!

### AWESOME BLOCK!

With breathtaking 270 degree water views of Port Phillip Bay , this elevated and rectangular block on one of the sought-after streets in Mount Martha is perhaps the ideal spot to build your dream!

This brilliant 1,575 sqm ( approx. ) piece of prime real estate, without any easement whatsoever and with a northish aspect towards the Bay, enjoys also the staggering views across to Portsea and to the city.

With prestigious homes all around, picture yourself entertaining with the glistening blue waters of Port Phillip Bay, watching that glorious sunset as the day turns to night; and then the twinkling of city lights emerging from the twilight.

Build your own dream with the over- generous space to include a separate studio or inground pool, caravan, boat or simply have a humongous backyard - the possibilities limited only by your imagination.

Carve out a luxurious family home or a holiday home or a home to retire to or whatever suits you (STCA) as it's got an extraordinary width of 31.5m and a length equally remarkable of 50m and a shape a builder would simply delight in!

This is a rare opportunity to invest in not only your future security but most importantly your lifestyle!

Strategically located on the beachside off Nepean Highway, on one of the sought-after streets, this enviable block is only a few minutes drive to the Mount Martha Beach or to the Mount Martha Village or to the Safety Beach.

Live the awesome lifestyle where golf courses, wineries, bush walking tracks, fishing spots and a choice of Mount Martha and Mornington Peninsula sandy beaches are all close at hand.

Call Walter on 0413 927 784 for further details and to make it yours!

0 BED | 0 BATH | 0 CAR

### PRICE:

\$790,000 - \$850,000

### OPEN FOR INSPECTION:

N/A



**Walter Pereira**

**0413927784**

walter@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)