

LOT 1801 ST GERMAIN BLVD, CLYDE NORTH, VIC, 3978



**SOLD**

## 440M2 TITLED LAND | ST GERMAIN ESTATE | CLYDE NORTH | HOME BUILDER GRANT + FHBG

Dreamt of staying in Clyde North - but have always been driven away by the price and location? If this speaks of your thinking here's an exceptional prospect to overcome it. This large land allotment of 440 sqm with a wide 14m (12m+2m) road frontage has been reserved since 2018. Stop dreaming, jump on today for this wonderful opportunity (Nomination sale) before someone else grabs it. The titled land is ready for you to start building your dream home and be eligible for claiming the \$25,000 home builder grant, \$10,000 First home buyers grant + stamp duty savings.

Don't let this great opportunity pass through your fingers as this will be grabbed by the well-informed astute buyer without a second thought.

Set in the impressive St. Germain estate this will give you a lifestyle true to its motto of 'a place like no other'. This master-planned living precinct, a mere 10 minutes from Berwick and Monash Freeway (M1), is juxtapositioned for both city and relaxation experiences at 45 minutes from the CBD and 30 minutes from the Mornington Peninsula. Be part of a thriving community with a bustling town centre – the St. Germain Village Square, complete with all your grocery, childcare, retail store, café and restaurant needs. Enjoy your lifestyle of landscaped gardens, picnic facilities, retirement village and ample employment opportunities. Benefit from the healthcare facilities, local super-clinic and planned large-scale regional medical centre.

Just a short drive to a range of prestigious private and public schools including Berwick Chase Primary School, Wilandra Rise Primary School, Hillcrest Christian College, Rivercrest Christina College, St Francis Xavier College, and shopping sites such as The Avenue Village, Selandra Rise, Fountain Gate shopping and Eden Rise Village plus easy access to the recently upgraded Monash Freeway.

Please contact Nandana on 0452611234 to organize private inspection today and meet you at the land. Alternatively, you can drive by the land and see its value for yourself. Get in quick to secure this exciting location and then choose whether to build now or later!

Disclaimer: We have in preparing this document used our best endeavours to ensure that the

0 BED | 0 BATH | 0 CAR

PRICE:  
\$352,000

OPEN FOR INSPECTION:  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Not to the scale, For illustrative purpose only