



# FOR SALE

## PERFECT FOR THE DREAM HOME...

Welcome to an exceptional opportunity to own a stunning piece of titled land, perfectly sized at 395 square meters. Whether you're looking to build your dream home or invest in a house and land package, we have many options available for you. Alternatively, purchase the land on its own and unleash your creativity!

### Why Choose Warragul?

Warragul is more than just a location; it's a lifestyle. Immerse yourself in a welcoming community where the soothing sounds of nature greet you every morning. Enjoy the perfect blend of convenience and tranquility with easy access to the freeway, schools, hospitals, public transport, and beautiful parklands, all just moments away.

### A Blank Canvas for Your Dream Home

This land comes with no easements, giving you the freedom to design and build without any limitations. Imagine creating a space where your family can thrive, with ample room for children and pets to play in nearby parks.

### A Sought-After Location

Warragul is renowned for its picturesque surroundings, friendly atmosphere, and prime location. This is your chance to own a piece of this idyllic paradise and create lasting memories in a place you'll love to call home.

### Don't Miss Out!

Opportunities like this don't last long. Contact us today to take the first step toward making your dream home a reality in Warragul!

0 BED | 0 BATH | 0 CAR

PRICE:  
\$284,000

OPEN FOR INSPECTION:  
N/A



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Customer: Date: 16/1/2025  
 Site Address: Lot 254 VANTAGE Estate: Crownles  
 Locality: RISE WARRAGUL State: VIC  
 Home Design: SAVANNA 223 Email/Phone:

Incomplete Sub: Yes  
 Current Fencing:  
 Ceiling Height: 2.44m  
 Site Coverage: 52.64%  
 Site Area: 394.69 m<sup>2</sup>  
 Build Area: 207.78 m<sup>2</sup>



Note: This is a preliminary siting and is subject to a clear copy of title and approval of the builder.  
 This siting is subject to developer approval, state building regulations and council requirements (where applicable).

Scale: 1:200 @ A4

Consultant: Mark Battersby

Email: markb@sjdhomes.com.au

(Geo Plan ID: 659933)  
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Customer Signature (1)

Date (1)

Customer Signature (2)

Date (2)

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.