



## FOR SALE

### PRIME LAND LOCATED IN THE SOUGHT-AFTER WEST END

We are thrilled to present this exceptional 870 square meter block, ideally located in the vibrant West End of Traralgon, just a short distance from St. Paul's School. This property offers outstanding potential for subdivision (subject to council approval).

The vendor has provided a proposed design for two dwellings, showcasing the versatility of the land. Whether you're looking to build your dream home and sell the remaining land, develop both dwellings for sale, or subdivide and sell the individual lots, the possibilities are endless.

Traralgon, the largest suburb in Gippsland, offers a wide range of services and is one of the fastest-growing areas in the valley. Traralgon is also home to a variety of schooling options and is just an 8-minute drive to LRH Hospital.

Detailed plans for the proposed dwellings are available upon request. For more information or to explore this exciting opportunity, please contact me at 0450 838 389 or via email at [pinakin@atrealty.com.au](mailto:pinakin@atrealty.com.au).

0 BED | 0 BATH | 0 CAR

PRICE:  
\$420,000

OPEN FOR INSPECTION:  
N/A



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