



## For Sale

2 The Esplanade, Warrnambool

### Endless Potential by the Merri

For sale is 5 incredible lots that offer endless potential for development, investment, or building your dream home.

The Esplanade is situated in the heart of Dennington, a peaceful yet vibrant area that's just a short drive from the town centre of Warrnambool. If you're looking for a perfect balance between tranquility and convenience, this is it. The lot's proximity to the stunning coast, local amenities, schools, and public transport makes it an attractive prospect for anyone wanting to create something special in this area.

These five lots are all zoned for residential development, making them ideal for building your new home or as a solid investment. There is generous street frontage, ensuring easy access for development. The land is mostly flat and clear, with minimal clearing needed to get started, making it a smooth process for any development plans you have. All utilities including water, electricity, and gas are available on-site, ensuring a hassle-free connection when you're ready to build.

**For Sale : \$219,000**

Jeremy Gleeson

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Lot 1: 373 m2

Lot 2: 360m2

Lot 3: 360m2

Lot 4: 340m2

Lot 5: 383m2

All lots \$205,000 each.

Whether you're an investor looking to subdivide or a family eager to build your dream home, these lots offer excellent flexibility. Whether it be Single Residential Homes (Perfect for families seeking space, proximity to schools, and a peaceful lifestyle), Multi-Unit Development (If you're thinking of a more lucrative option, these lots offer the potential for townhouse or unit developments (subject to council approval) or Land Banking (with the future development of the surrounding area, purchasing now could prove to be a savvy investment).

Dennington is an area seeing ongoing growth, with new developments happening around the region. Buying land here means you're investing in an area with strong future potential. Only a short drive to local shops, cafes, and schools, and with easy access to the Warrnambool CBD, it's the perfect blend of suburban peace with urban convenience.

The beautiful coastline of Warrnambool is just a stone's throw away, perfect for those who enjoy outdoor activities like walking, surfing, and relaxing by the beach.

These 5 lots of land are available for sale now, and with their competitive pricing and prime location, they won't last long. If you're interested in learning more or scheduling a viewing, don't hesitate to reach out to Jacob or Jeremy directly. We'd be happy to answer any questions you have and assist with the next steps.

Jeremy Gleeson – 0431 767 855