



For Sale

2009 sq. m

44 Scales Street, Penshurst

## Gorgeous Southern Grampians Acreage

Build your dream home on this pristine piece of land in Penshurst. Situated in a peaceful and family-friendly neighborhood, this vacant block with a generous land size of 2009m<sup>2</sup>, offers endless possibilities for designing the perfect home or getaway for you and your family. Capture the views of Mount Rouse with your dream build! This is your chance to secure a piece of land in an area that promises a serene lifestyle.

This land is conveniently located near local amenities, local recreational reserve, schools, and local pub, general store options. Enjoy the convenience of being a short drive to Dunkeld and Hamilton & 50 mins to Warrnambool, while still relishing in the tranquility of living in the Southern Grampians. The flat and level land provides a blank canvas for landscaping enthusiasts to design their own picturesque gardens and views of Mt Rouse and the surrounding plans. Imagine enjoying lazy Sunday afternoons in your own backyard, hosting barbecues and creating lasting memories

**For Sale : \$96,000**

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with family and friends.

Penshurst offers:

- The Penshurst Botanic Gardens, historic town walks, swimming at the local pool and find a delightful picnic spot to stop and relax.
- The Volcanoes Discovery Centre is located in the middle of the third largest volcanic plain on earth. It has displays of all types of volcanoes, and specific information on volcanic activity in Western Victoria. Through videos and posters the wonder of volcanoes is on show for everyone.
- The Penshurst Store, a small country town bakery.

Don't miss out on this incredible opportunity to build your dream home in Penshurst. Contact us today to arrange a private inspection of this prime piece of land. With limited land available in this area, act fast to secure your future and start planning for a lifetime of memories in your very own dream home.