



Sold

1236 sq. m

48 Conrick Way, Koroit

## Titled Spacious Block

48 Conrick Way offers the opportunity of building on a generous sized lot, only minutes from Koroit.

Surrounded by a rural landscape to the south and west of King Street, the 1236m<sup>2</sup> lot will allow for the space your lifestyle deserves. This is a unique opportunity in such a convenient location; walking distance to Koroits Commercial Road and Victoria Park where all the main events in town are held. With a flat allotment, you'll save time and money preparing this new build. The lot has a defined building area that is set away from the Koroit-Port Fairy Road. The remainder of the parcel can be utilised in any way, provided there is underground access to the easement available, if ever required.

Positioned in the tightly held township of Koroit, this lot are situated close to Koroit town centre, primary schools, Koroit Bowls club, Koroit Football and Cricket grounds and the beautiful Koroit Botanic Gardens. Everything you could want in life is right

**Sold : \$265,000**

Jeremy Gleeson

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near you.

Build your dream home and live the rural life you have always hoped for Koroit has so much to offer!

With all services available: power, town water, sewerage, natural gas, NBN access. The lot is already fenced on the north and east sides.

Location:

700m to IGA Supermarket, Koroit town centre

1km to Victoria Park recreation reserve

9 mins to Killarney beach

15 mins to Warrnambool

Dont miss this opportunity to secure your parcel in this prime location Call Jeremy now.