



## 28 Palladian Avenue, CHARLEMONT, VIC 3217

Premium 351 m<sup>2</sup> allotment in Charlemont - perfect blank canvas to build your family home!

### 351.00 square metres,

Premium 351 m<sup>2</sup> allotment in Charlemont - perfect blank canvas to build your family home in one of Geelong's fastest-growing master planned communities.

#### Key features

Land size approx. 351 m<sup>2</sup>.

Quiet, family-focused street with modern homes and new landscaping.

Easy access to major road links into Geelong and to Melbourne via the M1 corridor.

#### Why this location works

Charlemont (Armstrong Creek growth corridor) is delivering extensive new local infrastructure - making it ideal for families, professionals and investors who want growth + convenience.

New local shopping & services: The Charlemont Rise shopping centre (including a Woolworths anchor, specialty retailers, gym and medical centre) is now under construction / coming online for the community - bringing everyday shopping within a short drive or walk.

Schools & community facilities: A new state primary school for the area is under

**TYPE:** For Sale

**INTERNET ID:** 12P0981

#### SALE DETAILS

**\$330,000 To \$350,000**

#### CONTACT DETAILS

**Wyndham City**

Level 1, 4 Wedge Street  
South

WERRIBEE, VIC

03 8400 0008

**Amann S Jadaun**

0410 158 156

construction and scheduled to open in 2026, providing nearby education for young families.

Planned town-centre growth: Armstrong Creek / Charlemont benefits from ongoing masterplan development - additional retail, community and recreation hubs are planned across the precinct as demand grows.

#### About the master planned communities & developers

Charlemont and surrounding precincts in Armstrong Creek are being delivered by experienced master-developers and project partners focused on quality community outcomes. Nearby estates and releases in the Armstrong Creek corridor are led by reputable development teams delivering thoughtfully designed neighbourhoods, open space and local amenities.

#### Lifestyle & local amenity

Parks, playgrounds and walking trails throughout the estate for active family living.

Close to established retail at Warralily Village and expanding Armstrong Creek retail precincts.

Short drive to Marshall Station / train services and regional shopping centres - ideal for commuters.

#### Build with confidence

This block offers a strategic opportunity to join a rapidly maturing community while being close to the new school, shopping and planned community infrastructure. Build your custom home or bring your builder - stamp duty and finance options vary, so seek specialist advice early.

For further information on the property, please contact Amann S. Jadaun 0410 158 156  
Or Tafere Berhe 0449 103 890

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<http://www.consumer.vic.gov.au/duediligencechecklist>

- Land Area 351.00 square metres