



10B Sevens Avenue, EUROA, VIC 3666

Prime 1,253m² Residential Allotment in a Sought-After Euroa Location with Architectural Plans Available

1,254.00 square metres,

An outstanding opportunity to secure a generous 1,253m² residential building allotment in one of Euroa's most popular and tightly held locations.

Tucked away via a private driveway from Sevens Avenue, the land opens out to a substantial and secluded allotment. Offering a true sense of privacy, the block enjoys tremendous privacy and attractive outlooks towards Balmattum Hill.

Perfectly positioned, the property is within 800 metres of Euroa's main street and shopping, just around the corner from Seven Creeks Park and the Euroa Primary School, and only 500 metres to the Seven Creeks Walking Track at the end of the street.

A desirable north-facing aspect provides excellent scope for passive solar design. For buyers looking to fast-track the process, architectural plans designed by About Architecture are available, offering an exceptional starting point for a bespoke home

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P195203

SALE DETAILS

\$295,000

CONTACT DETAILS

Euroa

27 Binney Street
EUROA, VIC
03 5795 2294

Brendan Allen
0499 229 007

(STCA).

The land also presents flexibility to design and build your dream home, investment property, or workshop/shedding (subject to council approval).

Key features include:

- Mains power, town water and sewerage all available
- General Residential Zoning
- Culvert crossover in place

A private and versatile allotment offering space, services and location - an increasingly rare find in today's Euroa market.

- Land Area 1,254.00 square metre

