



## 65 Rosella Street, SAWMILL SETTLEMENT, VIC 3723

Create Your Ideal Alpine Retreat

**651.00 square metres,**

Set in the heart of Sawmill Settlement, this 651m<sup>2</sup> vacant allotment presents an outstanding opportunity to bring your dream mountain getaway to life.

With residential zoning and a thoughtfully prepared site, the groundwork is already in place-featuring established retaining walls, attractive stonework, and picturesque fir pine to enhance the natural setting.

Perfectly positioned just minutes from the Mt Buller and Mt Stirling entry gates, this property offers unbeatable access to world-class skiing and snow activities in winter, while delivering a peaceful bushland lifestyle all year round.

The nearby Delatite River adds to the appeal-ideal for fishing, relaxing, or cooling off during warmer months.

Features to highlight:

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:** 300P198565

**SALE DETAILS**

**\$295,000 to \$320,000**

**CONTACT DETAILS**

**Catherine Pigdon**  
0419 001 528

- Ideal base for your winter escape or year-round retreat
- Approx. 4km to Mt Buller & Mt Stirling gates
- Cleared and levelled site ready for your build (STCA)
- Charming stone retaining walls already in place
- Beautiful fir pine and established surrounds
- Quiet, scenic location in a tightly held alpine pocket

Whether you're planning a cosy weekend hideaway or a permanent base for High Country adventures, this is a rare chance to secure a foothold in one of the region's most desirable locations.

- Land Area 651.00 square metres



**IPS**

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