



## 6 Charles Street, PORT ALBERT, VIC 3971

THE CHEAPEST RESIDENTIAL BLOCK IN PORT ALBERT!

**1,009.00 square metres,**

On offer is a 1009m<sup>2</sup> flat, fully fenced residential block in the heart of Port Albert, an affordable entry into this popular coastal town. The property is being sold as is, including a caravan with a verandah and outdoor shower, making it immediately usable as a weekender or a place for the family to gather during holidays and festive seasons.

This is a unique parcel of land. While zoned residential, there are no services, and access is available through the adjoining green space as there is no road access. Purchasers should undertake their own due diligence with Wellington Shire Council regarding any future development or building opportunities.

Port Albert is one of Victoria's oldest fishing villages and is renowned for its boating, fishing, and relaxed seaside atmosphere. With Ninety Mile Beach and Tarra-Bulga National Park at your doorstep, and Yarram only a short drive away for shopping, cafes, and services, the lifestyle on offer is one of coastal charm and convenience.

Affordable opportunities in Port Albert are rare, this block presents a chance to secure

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:** 43P1667

**SALE DETAILS**

**\$109,000**

**CONTACT DETAILS**

**Elders Yarram (formerly Yarram R.E)**

266 Commercial Road  
Yarram, VIC  
03 5182 6600

**Sonya Brown**  
0427 444 244

your own getaway or explore its potential for the future.

Be quick, call Sonya on 0427 444 244

For a Due Diligence Checklist go to: [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)

Or call us on (03) 5182 6600.

- Land Area 1,009.00 square metre



