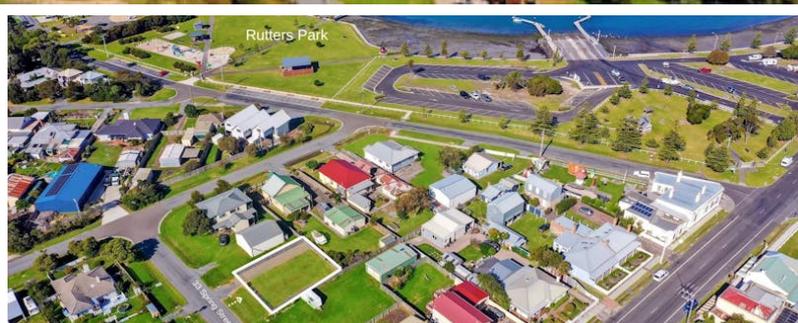


Elders

Real Estate



## 33 Spring Street, PORT ALBERT, VIC 3971

GOOD THINGS COME IN SMALL PACKAGES!

**381.00 square metres,**

Perfectly positioned in the heart of Port Albert, this compact yet highly functional 381m<sup>2</sup> parcel proves that size isn't everything. Fully fenced with a front gate for added privacy and security, the property is ready to enjoy from day one, featuring a gravel crossover and the convenience of electricity and water already connected, with sewerage available.

Zoned General Residential and offered at an attractive price point, this block presents an outstanding opportunity to build your ideal weekender or permanent home. With its manageable size, building requirements can be more minimal, while also offering the long term benefit of low maintenance living.

Location is where this block truly shines, just one block from Port Albert's main attractions. Spend your days boating, fishing, or simply unwinding by the water, with the boat ramp, main wharf, BBQ area, and playground all within easy walking distance. It's a lifestyle that blends convenience, charm, and coastal appeal in one neat package.

**TYPE:** For Sale

**INTERNET ID:** 43P1710

**SALE DETAILS**

**\$169,000**

**CONTACT DETAILS**

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

266 Commercial Road  
Yarram, VIC  
03 5182 6600

**Sonya Brown**  
0427 444 244

The Port Albert General Store provides all the essentials, including groceries, takeaway options and fuel, making day to day living easy. For anything more, the township of Yarram is just down the road, an easy drive or an enjoyable bike ride along the rail trail for additional shopping and services.

Call Sonya Brown if your interested in a chat 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 381.00 square metres

