



20 Cheryl Crescent BELMONT, VIC



## UNDER CONTRACT

Attention Builders and Developers - unique opportunity waiting for motivated investors.

Occupying approx. 697m2, this property is overflowing with infinite potential! Whether you want to knock-down the existing home to build your dream family abode or use the expansive land size for development, this is an opportunity not to be missed (STCA)!

Just footsteps from your front door, the local walking path provides direct access to Oberon South P.S. ? making the morning school run a breeze! Local shops are a short stroll away, while big-brand stores along the Surf Coast Highway take care of everyday essentials. Public transport is also within walking distance, along with the Winter Reserve sporting grounds. The Waurn Ponds Creek walking trails provide a tranquil setting while also keeping you connected to the Waurn Ponds Shopping Centre. To top it all off, the Surf Coast Highway

**Price:** \$440,000 - \$480,000

**Property Type:** House

**Land:** 697 m2

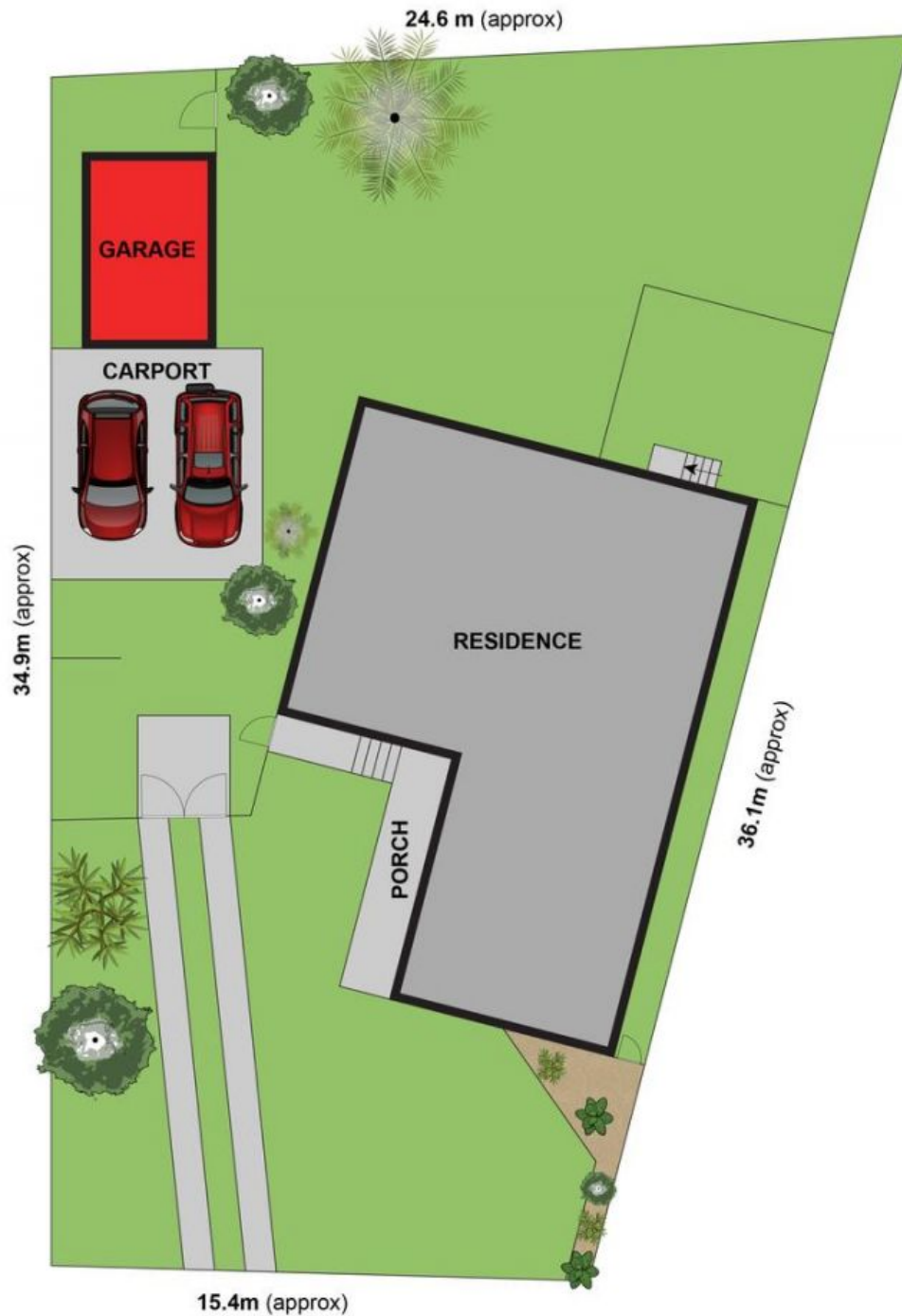
# HAYDEN

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Approx Land Area 698m<sup>2</sup> (approx)

Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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