



1 Russell Avenue ANGLESEA, VIC

## THE BLOCK

With very few land sites available in all of Anglesea, here is a great opportunity to build your own beach house just the way you want it to be. The orientation of the block ensures lovely north facing sunshine and warmth in your prospective living spaces. Located right on the corner of Russell Avenue and Fraser Avenue, this brilliant position has access to the walking & riding track located on the street. This picturesque pathway leads down to the river, offering options to head into the shops, Coogoorah park, beach & national park. The golf course is of course just across the road, so handy if you are an avid golfer or enjoy the clubhouse facilities. This valuable site is a fantastic investment for the future and a new home will be highly sought after for anyone wishing to do the hard work for someone else to enjoy! Land Size approx. 664 sqm

**Price:** \$499,000

**Nicole Spiteri**

**Ben Jackson**

0437 380 706