



## 7 Mitchell Grove Separation Creek, VIC

### BUY AND BUILD IMMEDIATELY

A 720 sqm vacant allotment with outstanding ocean and coastline views. The block also has a lovely bush vista to the rear. Relatively gently sloping with a driveway crossover and parking platform established.

**Price:** \$395,000

A planning permit including working drawings is approved and has 14 months left on its currency to commence the project and then a further 2 years to have it completed.

The design is for a 3 bedroom, 2 bathroom elevated residence but all on one level, to capture the views and maximize sunlight. It will be a cost-effective project!

The panoramic view line, friendly topography and guaranteed build should command your buying attention.

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