

# AVENUE FIVE



## 37B Bowden Street Birregurra VIC

It doesn't get much better than this , 1 acre allotment ready to build on, minimal overlays with Power and Water available.

Rarely does an opportunity arise to secure small acreage in the township of Birregurra, walking distance to the Main St Shops, golf course, primary school and further amenity.

A slight rise in the land of front to rear provides a perfect platform to build a home with a sunny northerly facing aspect.

Approx 40m wide x 100m long

Water & Power available ready for connections with NBN access

**Price** : \$500,000 - \$540,000  
**Land Size** : 4700 sqm  
**View** : <https://www.avenuefive.com.au/sale/vic/great-ocean-rd-otway-ranges/birregurra/residential/land/7854364>



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