

# Falk & Co.

## FOR SALE

Lot 4, 70 Younger Street, Warrnambool

4200m<sup>2</sup>

Gary Attrill 0477 026 566



### 6 Oceanex Drive Warrnambool VIC

New subdivision, titles expected before June 2024, estate construction almost complete, a few metres stroll to the brand new state of the art Golf Clubhouse and 4 mins drive to CBD and Beaches, does it get any better??

Large allotment approx 4200 m<sup>2</sup>.

Very limited land available in this magnificent location.

Lot 4 on Sub Division Plan

**Price** : \$310,000 to \$320,000  
**Land Size** : 4200 sqm  
**View** : <https://www.falk.com.au/sale/vic/warrnambool-port-fairy/warrnambool/residential/land/8053119>



**Gary Attrill**  
03 5561 1677

PS904859R

PLAN OF SUBDIVISION

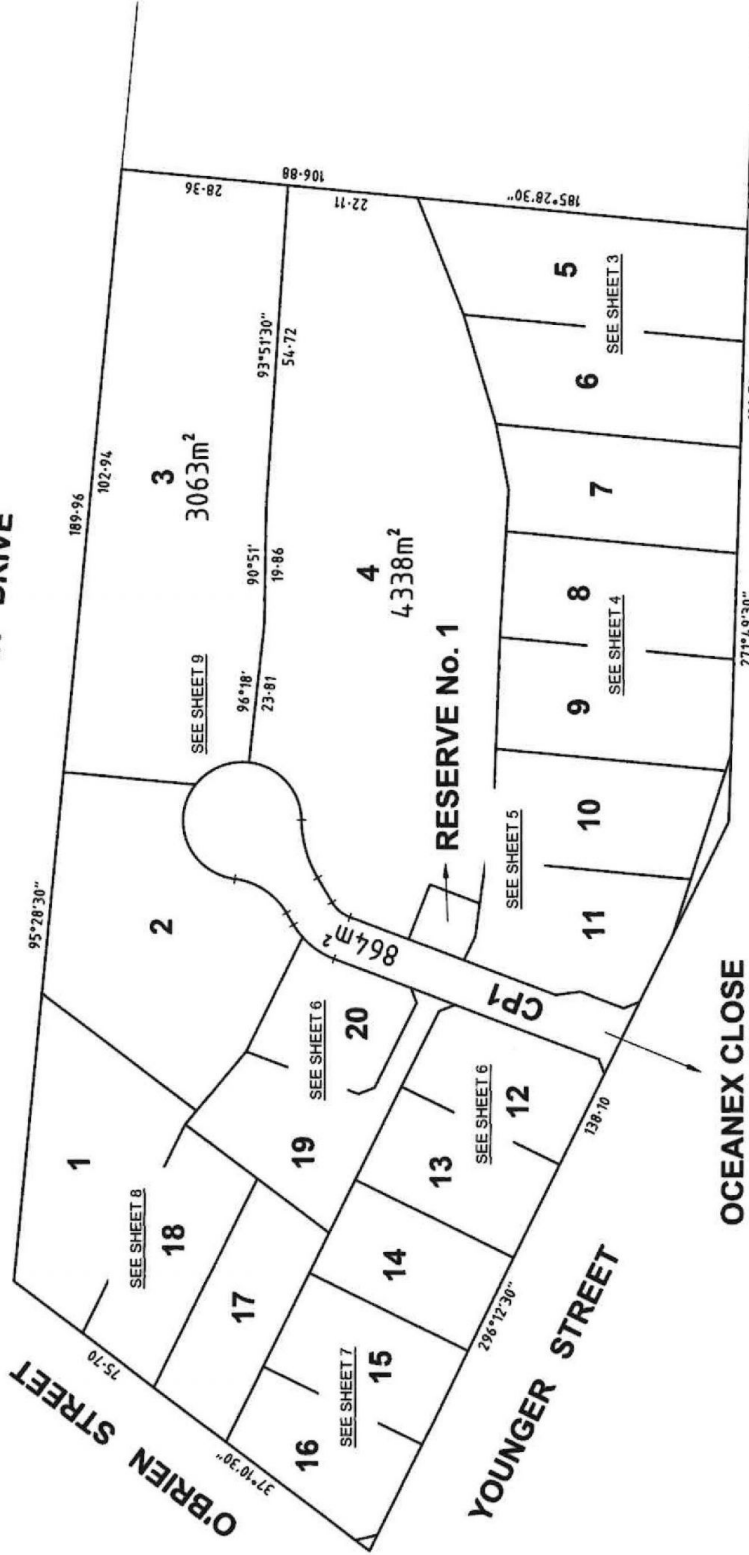


DENMAN DRIVE

O'BRIEN STREET

YOUNGER STREET

YOUNGER STREET



OCEANEX CLOSE  
(COMMON PROPERTY No. 1)



**DAVIES SIMPSON**  
Survey, Planning, Development

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SURVEYORS FILE REF: **2601**

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SCALE  
1:750

7.5 0 7.5 15 22.5 30  
LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE: A3

SHEET 2

ALASTAIR ROBERT DAVIES, VERSION 7

< LEAVE BLANK FOR SPEAR REGISTRATION >  
DIGITALLY SIGNED BY LICENSED SURVEYOR