

# Falk & Co



## 10 Carmichael Road Port Campbell VIC

Nestled in the breathtaking landscape of Port Campbell, Lot 12 Arches is your ticket to Victorian coastal living. As one of the last available lots in this flourishing new community, this 499m<sup>2</sup> block of land is a rare gem with a coveted west-facing orientation.

This exceptional property not only provides you with the ideal canvas for your dream home but also embraces the principles of environmental sustainability. Imagine living in harmony with nature while enjoying breathtaking views of Port Campbell countryside. At Arches, we believe in preserving the natural beauty of the coastal character that makes Port Campbell unique.

The development has a focus on sustainability, this property encourages eco-conscious living. Create your eco-friendly oasis with native landscaping that enhances

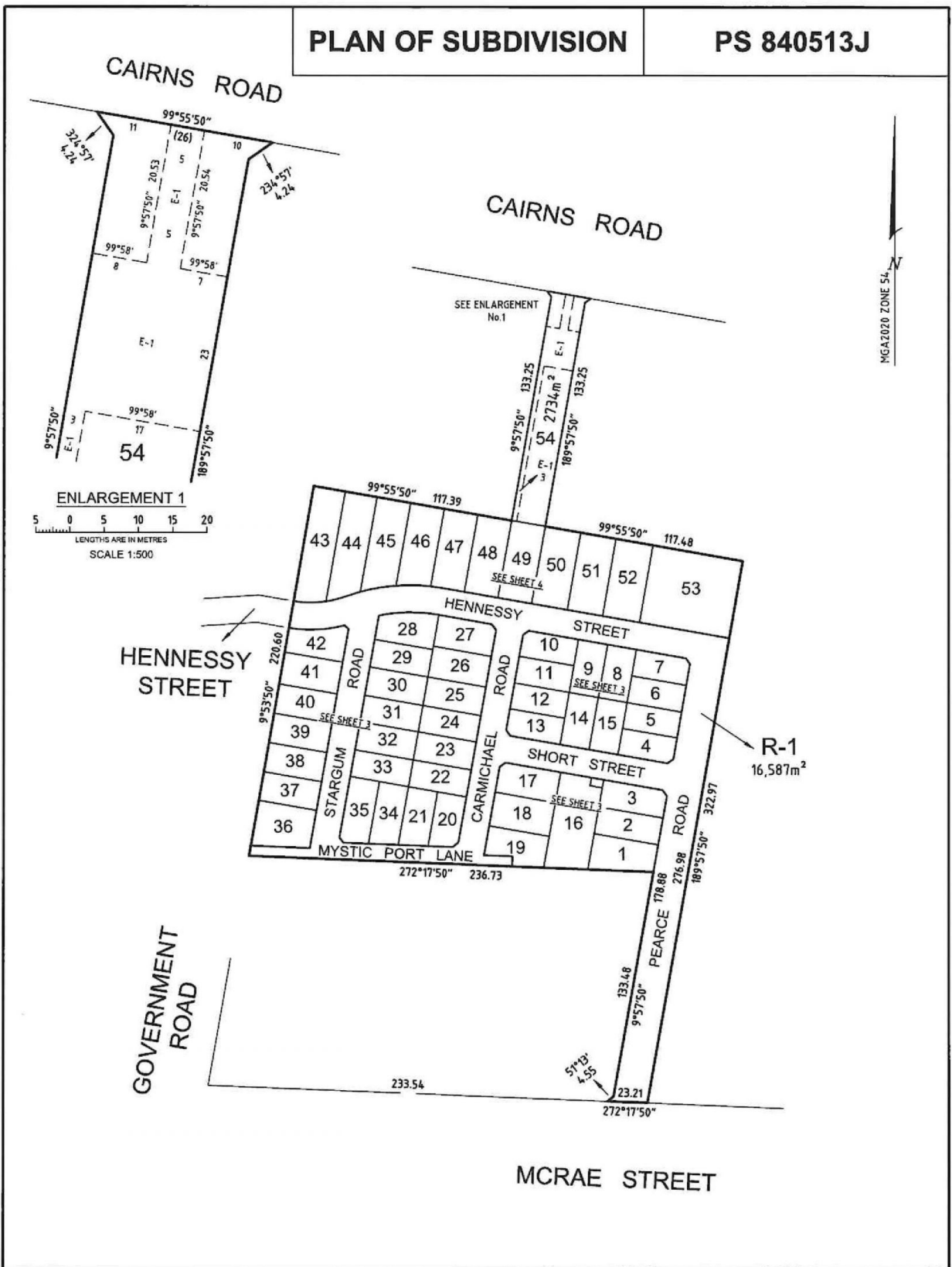
**Price** : \$300,000 to \$325,000  
**Land Size** : 499 sqm  
**View** : <https://www.falk.com.au/sale/vic/great-ocean-rd-otway-ranges/port-campbell/residential/land/8091463>


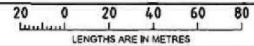


**Gary Attrill**  
03 5561 1677

PLAN OF SUBDIVISION

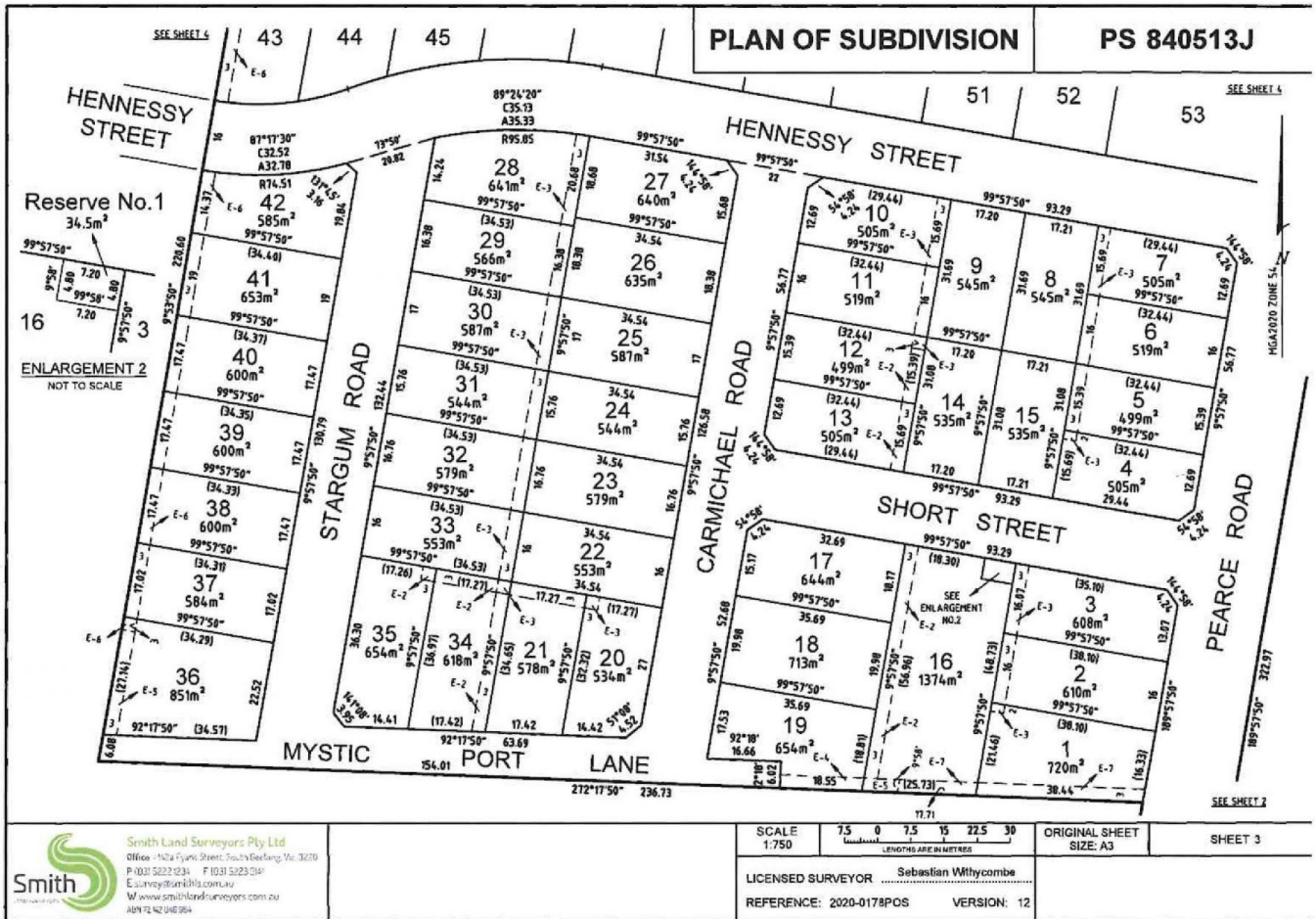
PS 840513J



 <p>Smith Land Surveyors Pty Ltd Office - 142a Fyans Street, South Geelong, Vic, 3220 P (03) 5222 1234 F (03) 5223 3141 E survey@smiths.com.au W www.smithlandsurveyors.com.au ABN 72 52 048 964</p>	<p>SCALE 1:2000</p>	 <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 2</p>
	<p>Digitally signed by: Sebastian Wifthycombe, Licensed Surveyor, Surveyor's Plan Version (15), 29/04/2024, SPEAR Ref: S197097M</p>		<p>Digitally signed by: Corangamite Shire Council, 02/05/2024, SPEAR Ref: S197097M</p>	

PLAN OF SUBDIVISION

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 ABN 72 42 046 284

SCALE 1:750  
 7.5 0 7.5 15 22.5 30  
 LENGTHS ARE IN METRES

ORIGINAL SHEET  
 SIZE: A3

SHEET 3

LICENSED SURVEYOR Sebastian Willycombe

REFERENCE: 2020-0178POS VERSION: 12