

# A/REAL

## Ready Set Build



## For Sale

22 Violet Vista, South Morang VIC 3752

 303sqm

\$418,000

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This rare allotment presents an outstanding opportunity in one of South Morang's final infill developments-perfectly positioned for both lifestyle and investment.

With rental demand at an all-time high, savvy investors will appreciate the future growth potential of this well-located parcel. It's also ideal for first home buyers looking to enter the market or downsizers wanting to maintain a premium location without compromise.

Situated just 23km from Melbourne's CBD, this block offers exceptional convenience. You'll be within walking distance of Mill Park Lakes Shopping Complex, The Lakes South Morang P-12 College, Mill Park Lakes Preschool, Marymede Catholic College, local bus routes, and the scenic Mill Park Lakes Recreational Reserve. Westfield Plenty Valley and nearby train stations are just minutes away, adding to the everyday ease of living.

Don't miss out on securing a foothold in a sought-after pocket of South Morang.



### Justin Sciola

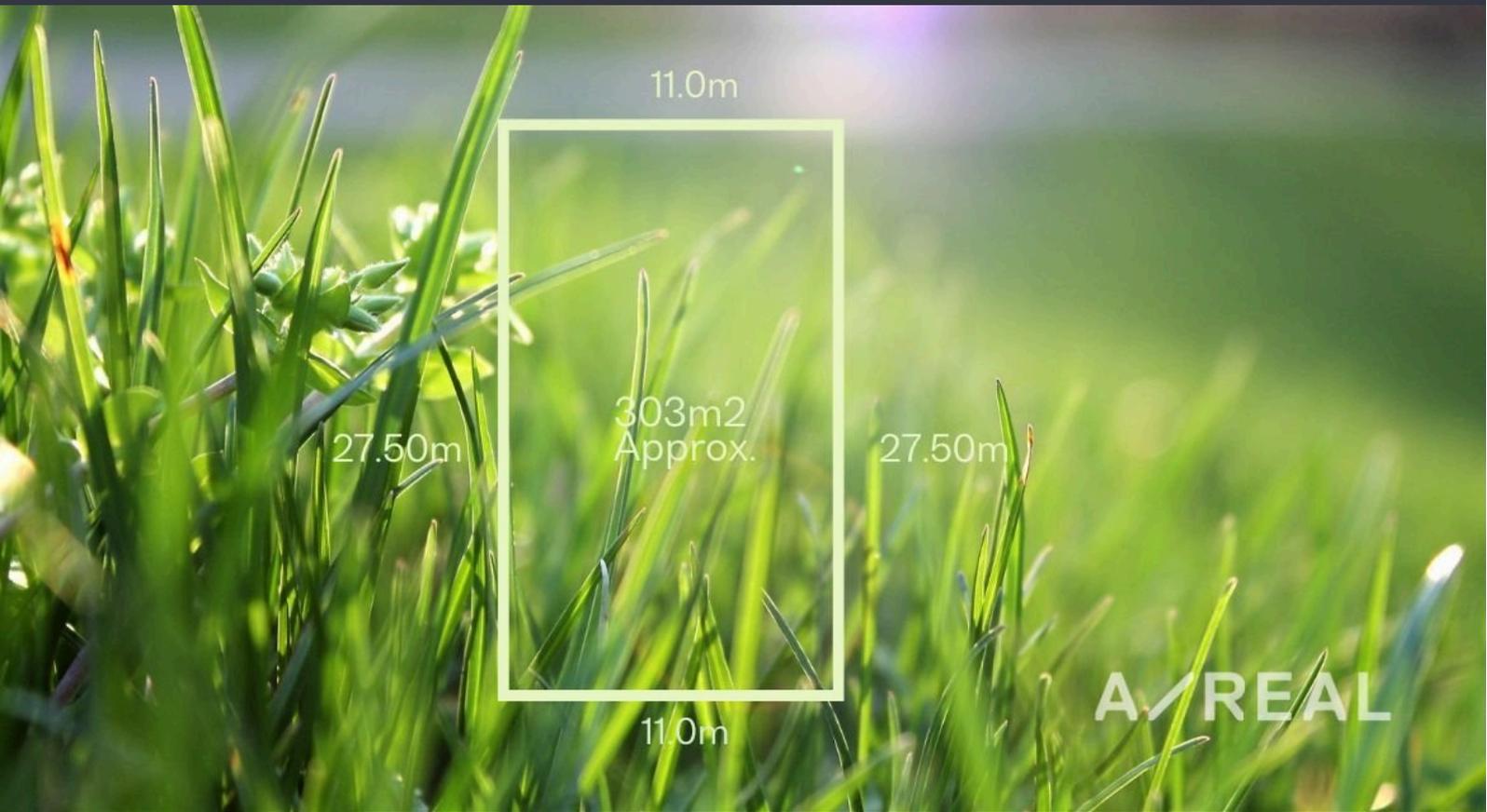
Sales Director | Auctioneer - AReal Property South Morang

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## BOX HILL

Suite 3.4, Level 3, 990 Whitehorse Road, Box Hill. Victoria 3128 | 8686 8388

## HAWTHORN EAST

33 Camberwell Road, Hawthorn. Victoria 3123 | 9818 8991

## MELBOURNE CBD

Level 7, 99 Queen Street, Melbourne. VIC 3000 | 9818 8991

## NORTH

Suites 4 & 5 High Street, Lalor. VIC 3075 | 03 9436 0888

## POINT COOK

Entrance C4, Level 1, 2 Main Street, Point Cook. VIC 3030 | 8686 8338

## SOUTH MORANG

29 Gorge Road, South Morang. VIC 3752 | 8804 5888

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