



**Lot 2 44 Western Park Drive, Warragul**

**Ripper Boutique Allotment**

Do not miss the opportunity to purchase this ripper 432 m2 elevated boutique allotment, perfect position for an investment property or build your dream home upon and reap the benefits that only living in an established neighbourhood can offer.

This block has all services available and is ideally located just a short drive or walk from the Warragul Country Club, schools, Warragul CBD and is just a stone throw from Western Park Reserve and the Twin Towns Trail.

A building permit is held and plans for a 3 bedroom dwelling are available on request. Remember this fabulous quote 'Buy land, they're not making it anymore'!  
We look forward to hearing from you soon!

 432 sqm

**\$160,000**

ID# 12013100108



**Stuart Brock**  
0407 610 700



**Carmen Christie**  
0402 042 120

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