



## 34 Wootton Street ROSEBUD VIC

Cushioned between McCrae Plaza and the Rosebud shopping precinct, this land holding is poised for future growth. Spanning across 742 sqm\* in a prime beachside pocket, this offering could become the site of your dream home or multi-dwelling site (STCA). With a wide street frontage and near level ground, the Peninsula life beckons.

**Land Size** : 741 sqm

**View** : <https://www.ypa.com.au/7393286>

### Featuring:

Nearing the McCrae border and the foothills of Arthurs Seat

Well-maintained for over 30 years by the current owners

Positioned in a quiet, sought-after locale

'Walk to everything' such as the local shops, school, eateries, services plus the magnificent bay

Fencing in place from the neighbouring properties

Sizeable allotment with a 21m\* frontage and 43m\* depth;