



## 14 Fleur Avenue TOOTGAROOK VIC

Sitting in an elevated position within a quiet street, this lightly treed parcel of land represents a fantastic site for your new home or development. Benefiting from a wide frontage and with fencing already in place, the scene is set for your brand new Peninsula dwelling, just minutes to the bay, surf and everything in between.

### Featuring:

- Large, private allotment of 958 sqm\* with a broad frontage
- Relatively flat parcel which gently rises at the mid-point\*
- Offering scope to take advantage of the elevation with the potential to capture treed outlooks towards Arthurs Seat
- Set in an established area with a host of amenities close to hand

Peaceful pocket with native Moonahs dotting the landscape as well as in the surrounding streets

**Land Size** : 958 sqm

**View** : <https://www.ypa.com.au/7393307>



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