



## 26 Camberwell Parade MICKLEHAM VIC

Just when you thought you had missed out on a slice of the premium Merrifield Estate, an unexpected opportunity arises!

This perfectly rectangular, already titled 220m<sup>2</sup> (10.5m x 21m) allotment is the perfect blank canvas in which to build YOUR dream home. The land comes with stamped plans allowing you to build right away!

Merrifield will be the ideal community for your brand-new home. Expected to be one of the biggest estates in the northern city, current plans for Merrifield include a primary school, sports facility, two parks, playgrounds and integrated walking trails through the woodlands. This will be on top of the already established range of schools, shopping centres, recreational facilities and other amenities located nearby. With everything available at your doorstep parcel of land could make for the perfect new home site

The value and location here is undeniable...

'First in, best dressed!'

**Land Size** : 220 sqm

**View** : <https://www.ypa.com.au/7396584>



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