



## 36 Dorothea Crescent Dromana VIC

Seize the opportunity to build your dream home on this north-facing, approximately 530m<sup>2</sup> allotment in the heart of Dromana Hill. Gently sloping from the street, this vacant block offers the perfect canvas for a two-storey residence that would showcase stunning views of Port Phillip Bay.

Located in an area rich with amenities, this prime parcel of land is just a short drive to local farm gates, boutique wineries, and gourmet produce stores, while hiking and mountain biking trails wind through the nearby Arthurs Seat State Park. With Dromana Village and the beach close at hand, you'll have the best of both nature and convenience at your doorstep.

Design and build your own coastal haven in this tranquil, highly sought-after location, and experience the ultimate Mornington Peninsula lifestyle.

**Price** : \$730,000 - \$795,000  
**Land Size** : 535 sqm  
**View** : <https://www.ypa.com.au/8162430>



**Chris Fahl**  
0404 668 818



**Pietra Vieira**  
0452 569 994