



## 40 Light Street Wollert VIC

Discover an exceptional opportunity in the highly sought-after Wollert Rise, a masterfully planned community featuring 1500 residential lots within Melbourne's rapidly growing northern corridor, just 30 km from the CBD. This 361m<sup>2</sup> corner block of land offers an enviable position, nestled amidst hectares of protected conservation reserves and parklands - truly a rare and peaceful setting.

The property comes with plans and drawings for a spacious approximately 23-square home, featuring four bedrooms, two bathrooms, and a two-car garage, allowing you to seamlessly bring your dream home to life.

Living in Wollert Rise means enjoying the best of both worlds: the tranquility of nature right on your doorstep, while still being just minutes away from future community amenities, including a town centre, shops, cafes, schools,

**Price** : Private Sale | \$340,000 - \$360,000  
**Land Size** : 361 sqm  
**View** : <https://www.ypa.com.au/8187157>



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