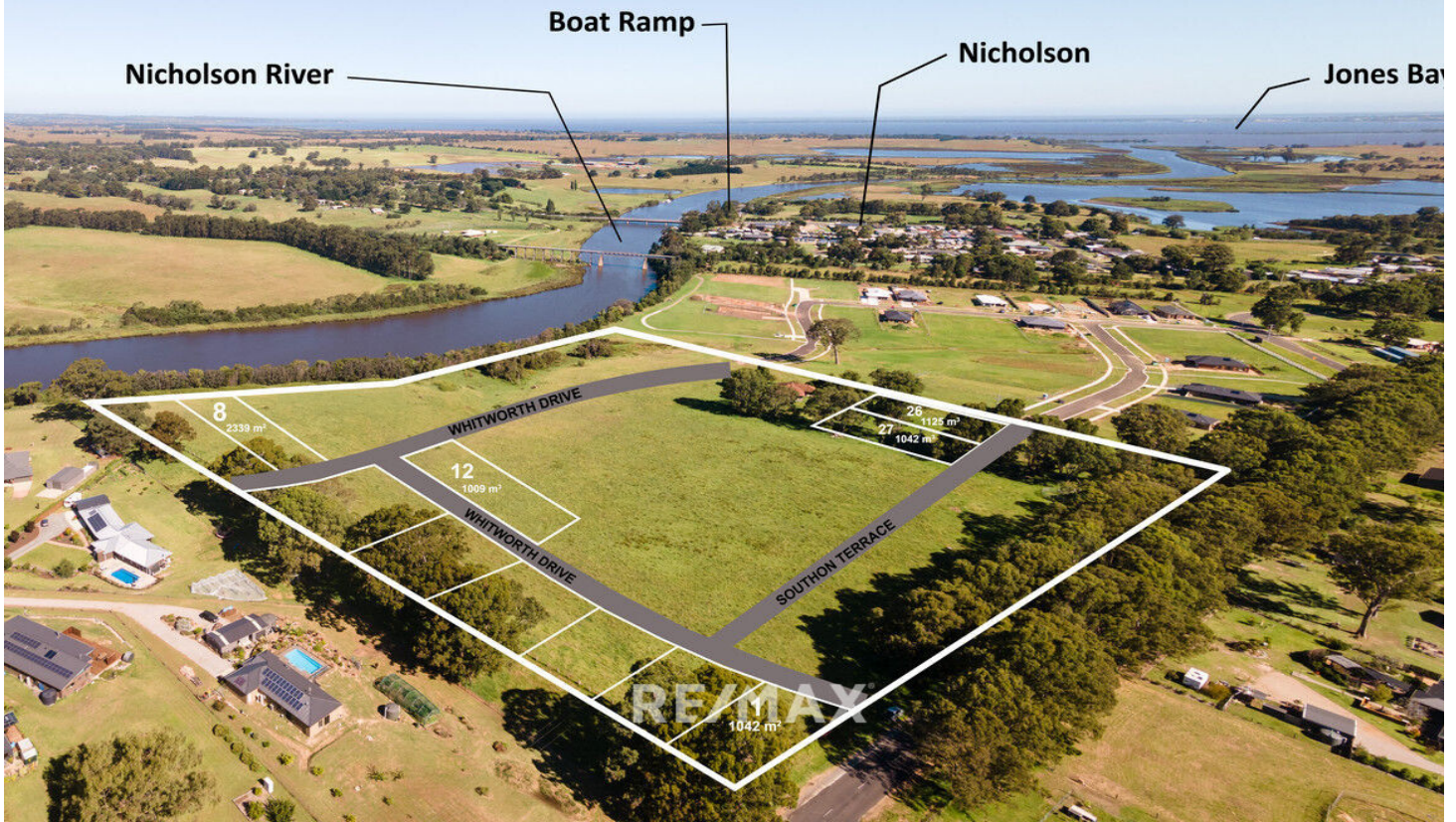


FOR SALE



8/4 Floreani Place, Nicholson

Continuing from the successful initial phase of the Nicholson River Estate, only a limited number of parcels remain available in the highly sought-after Stage 2 - the final phase of this new development.

Lot 8 boasts an impressive riverfront location along the picturesque Nicholson River, offering a generous lot size of (approx.) 2,339m².

All parcels within the estate are equipped with essential amenities, including underground electricity, water, telephone, and sewerage systems. Notably, this is the sole development in the area with a sewerage system in place, while others

Price: \$599,500

View: remax.com.au/property-details/R2-3160672

Daniel Schoeman

M 0417 824 769

RE/MAX Genesis, Lakes Entrance

necessitate the use of septic tanks.

Nicholson, a charming township situated along the Princes Highway and nestled on the serene banks of the Nicholson River, serves as the idyllic backdrop for this estate. Nearby, you'll find the significant towns of Bairnsdale to the west and Lakes Entrance to the east.

Securing your parcel is straightforward, requiring a 10% deposit upon signing. The registration of titles is expected at a later date.

To secure your block and for more information please contact selling agent DANIEL SCHOEMAN on 0417 824 769 without delay.

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Due Diligence Checklist?

What you need to know before buying a residential property. Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the due diligence checklist page on the Consumer Affairs Victoria website (consumer.vic.gov.au/duediligencechecklist).

Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own enquiries.

*Please note that the image indicating the boundary lines is an estimate only. The actual boundary lines for this property are provided in the Section 32 / Vendor

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