



### 15 Spoonbill Avenue Winter Valley VIC

Unlock the possibilities with this expansive 630m<sup>2</sup> block of land, strategically located in the burgeoning community of Winter Valley. With an impressive 18-meter frontage, this prime piece of real estate presents an exceptional opportunity to build your dream home or investment property.

Situated amidst the pulse of progress, this property boasts proximity to a host of upcoming amenities set to elevate the lifestyle quotient of the area. Embrace the convenience of future development with the upcoming Coles supermarket, currently underway, promising effortless shopping experiences just moments from your doorstep.

Families will appreciate the proximity to educational facilities, with a brand-new primary school slated for completion in 2028. This ensures a seamless transition into

**Price** : \$329,000 - \$339,000  
**Land Size** : 630 sqm  
**View** : <https://www.ypa.com.au/7896185>



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