Upgrade to Class 1B for $13,500

Fixed Price

Warralily Promenade - 119
11953 Caspan Crescent Armstrong Creek VIC 3217



$838,136

LAND PRICE $398,000	LAND SIZE M² 392.0
BUILD PRICE $440,136	BUILD SIZE M² 209.33
LAND REGISTRATION Q1 2027	EST. RENTAL RETURN P/W $1160/$1280

10 minute drive to Torquay's famous beaches, the award winning wineries on the Bellarine Peninsula, and Geelong's vibrant CBD and waterfront
Including Geelong Lutheran College which opened its junior and senior campus (P-8) in 2009. Armstrong Creek School, Biyala Primary School, St Catherine of Siena Catholic Primary School and the relocation of Oberon High School.
Easy access to shops, supermarkets, cafes and dining, Armstrong Creek major retail town centre
The reinvigorated Armstrong Creek will act as the centrepiece of Warralily's

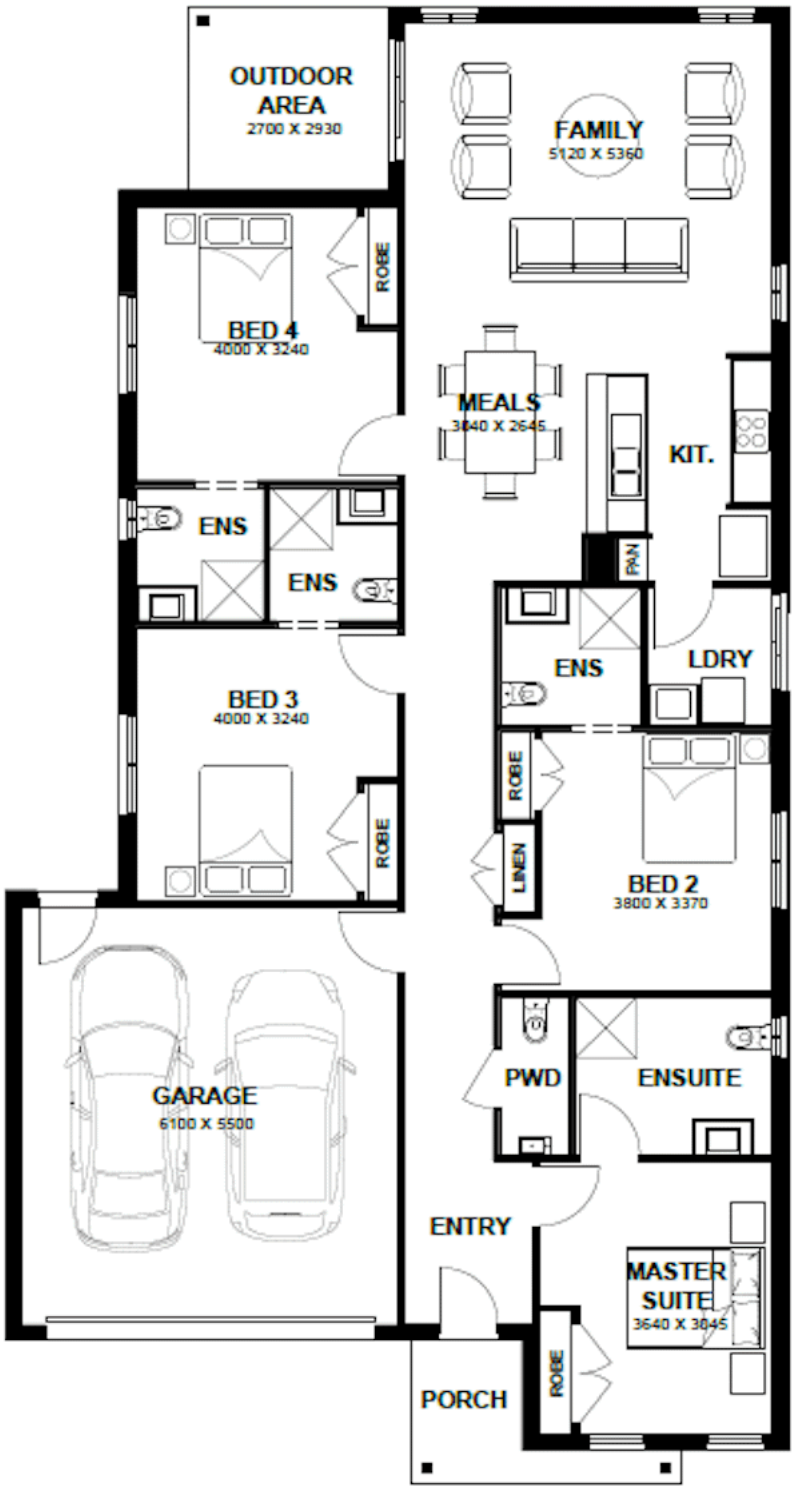
SYED JAFAR
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FLOOR PLAN

MULTI GENERATIONAL

Total Area	209.33 m²

4	4.5	2



Floorplan, facade, and all measurements are approximate and subject to change. Images, colors, and dimensions are for illustration only and may differ from final product. Prices shown are examples and may change without notice. Additional fees may apply. Lot widths may vary based on estate requirements and council guidelines. Contact your sales consultant for complete terms and conditions.