

Vegetation will be deemed removed due to the nature of the development and the nature of the vegetation will therefore need to be replaced in accordance with the current guidelines.

Assurances will be undertaken during the construction phase to ensure that the trees shown for retention, no guarantees that they will survive.

Tree Numbers were derived from a professional report (23 of 2024) in accordance with the current guidelines.

This plan is proposed for removal.

to take place in a single stage.

envelopes are shown from boundary to boundary and can only be constructed to one street. Clause 24 of the Bass Coast



## Lot 21, 48-56 Cuthbert Street, Corinella



### BAYSIDE CORINELLA REAL ESTATE

**Secure Your Future Address Today and Pay in 2 years!!**

**An idyllic waterside locale. Looking for that easy care lifestyle??**

**This location could be for you!!**

Corinella is known for its 24 hour boat ramp, great fishing, scenic coastal walks and magnificent sunsets.

To be a part of this developing community invest now!!

Local Primary School and Kindergarten 5 minutes' drive.

Local shopping precinct of Grantville 10 minutes away.

Phillip Island and major shopping centre approximately 20 minutes away.

Easy commute on the dual lane Bass Highway to the CBD and Wonthaggi.

You may also view this property on [www.yourlandshop.com.au](http://www.yourlandshop.com.au)

Disclaimer - We have obtained all information in this document from sources we believe to be reliable. However, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. [www.1stre.com.au](http://www.1stre.com.au)

<b>Price</b>	\$260,000
<b>Property Type</b>	residential
<b>Property ID</b>	2201
<b>Land Area</b>	635 m2

#### Agent Details

Faye Bennett - 0409 803 605

#### Office Details

Your Land Shop - SR  
03 5678 5408



The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.