



## Carlton, 638 Carlton River Road

### Carlton River - Your (Virtual) Waterfront Dream Home Awaits

Ant's "Fluff-Free" Description...

- \* Been searching for a slice of virtual waterfront paradise?
- \* Well - look no further!
- \* Only a tiny strip of Crown Reserve separates you and the river - and what a stunning spot it is!
- \* Some 526m2 of near level and cleared land - with a current DA in place for a superb home.
- \* So a lot of the hard work is already DONE!
- \* All YOU need to do is become the new Owner - then either finish the CURRENT Owner's dream or create your OWN!
- \* Either way - it's an amazing opportunity!



LAND 526 m2

**For Sale**

Offers over \$280,000

**Contact**

**Ant Manton**

0408 621 856

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**Zac Flanagan**

0466 685 937

zflanagan@ljhookerpinnacle.com



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Pinnacle Property Rentals**  
(03) 6272 8177



Onwards and upwards to your own piece of (virtual) waterfront paradise!

"I Work Harder - It's THAT Simple!"

## More About this Property

Property ID	5W84FCS
Property Type	Residential
Land Area	526 m2

### Ant Manton 0408 621 856

Real Estate Agent | [antmanton@ljhookerpinnacle.com](mailto:antmanton@ljhookerpinnacle.com)

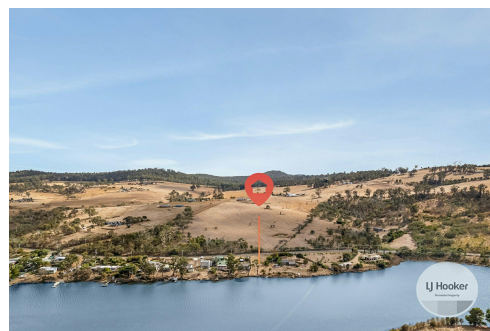
### Zac Flanagan 0466 685 937

Operations Manager to Ant Manton | [zflanagan@ljhookerpinnacle.com](mailto:zflanagan@ljhookerpinnacle.com)

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