



## 3.03 PERFECT ACRES - READY TO BUILD

A true rural setting with leafy surrounds in the heart of Kinglake, here is your chance to start a family and lifestyle amongst a regional living environment with urban convenience and commuting distance to urban centres.

This must have property provides everything you're looking for, except a house. With council approved plans and permits ready, there's nothing left to do other than start designing & building your own new dream home.

Features:

- A beautiful outlook over the neighbouring farmland.
- High quality clean clover pasture.
- Unmetered water bore.

For you first home buyers reading this, there is no better time to buy. There are currently 4 government incentives you may be

12,247m<sup>2</sup>

**Price** SOLD for \$560,000  
**Property Type** Residential  
**Property ID** 120  
**Land Area** 12,247 m<sup>2</sup>

### Agent Details

William Verhagen - 0437 371 969

### Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra Glen, VIC, 3775 Australia  
 0407 531 226

eligible for!

- \$20,000 Regional First Home Buyers Grant.\*
- No Stamp duty\*
- First Home Loan 5% Deposit Scheme\*

For all buyers:

- \$15,000 Homebuilder cash grant\*.

Sitting only a minute's drive from the Township of Kinglake and only 1 hr 2 m from Melbourne, there's no better position to be in. All within walking distance you will find all essentials such as a supermarket, bank, pharmacy, post office service station, library, medical centre, Bollygum Park, the Kinglake Pub and a few other wonderful places to eat. Nearby you have access to cascading waterfalls, bike, walking or riding trails, scenic outlooks and more.

With only a select number of residential properties left in the district, large building blocks are becoming harder to come by, especially those that are able to be built on. Don't miss out! Call us today to book your inspection.

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.

# Integrity

Yarra Valley & Kinglake Ranges