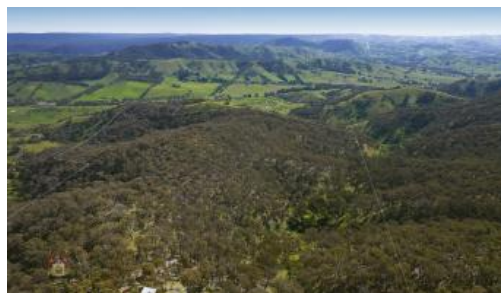


SOLD

**169 Acres**  
(approx.)

**123 Minto Road, Flowerdale**



## PERFECT WEEKEND PLAYGROUND - 169 ACRES

This private allotment dubbed "Hills of Tuscany" sprawls over a whopping 169 acres. The bush lot is situated in the growing regional town of Flowerdale just a 1.5 hr drive from Melbourne's CBD. The best bit? Enjoy 180 degree views towards the Three Sister mountains & The Valley of 1,000 Hills towards Murchison Gap.

This property is ideal for anyone seeking a recreational lifestyle property within close range of State Forests & National Parks. Connect with nature as this block is teeming with wildlife and natural flora. The property is all walkable if you're up to a good hike, with tracks suitable for 4 x 4s meandering through the property to great open spots that would be fantastic to set up the tents and roast marshmallows with the kids. The land itself is very well looked after, doesn't hold too much scrub or undergrowth and you definitely have a lifetime's supply of firewood.

📏 683,960 m2

|                      |                       |
|----------------------|-----------------------|
| <b>Price</b>         | SOLD for<br>\$615,000 |
| <b>Property Type</b> | Residential           |
| <b>Property ID</b>   | 133                   |
| <b>Land Area</b>     | 683,960 m2            |

### 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

Just in from the front gates there is currently a covered caravan site, water tank & composting outhouse set up for use on the property that will be included with the property for the new owners. No services are currently connected to the land.

Regional services for the area of Flowerdale include LPG bottled gas, on site treatment systems, tank water storage and mains power.

With the incredible views, serenity and natural Australian bush setting, this property would make a fantastic glamping location (complying with council regs). Guests could sit and watch the paragliders jump off the Three Sister's peak, head in to the Flowerdale pub for a hearty meal & good company or explore the walking trails, hidden reserves and creeks only minutes away. For anyone looking to build their dream home on acreage, as is standard, building a dwelling would be subject to council approval.

Some of the best bushwalks, four-wheel driving tracks and downhill mountain bike trails are at your doorstep. Whatever your interest, this block will be sure to tick your boxes. For more information contact us today.

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.