

SOLD

31 Bowden Spur Road, Kinglake West

Integrity



## 23.5 ACRES WITH PLANS | H+L PACKAGE AVAILABLE

Commanding one of the best views in the Kinglake Ranges, this 23.5 acre property is what purchasers envision when they request acreage with views.

Hunting, hiking, agriculture, mountain or dirt bike riding - this property is perfectly positioned to take up these pursuits. A significant amount of groundwork has also been achieved to aid you in building your new home.

Flowing through the property is a spring-fed creek which forms the headwaters of Arthurs Creek. You have sole access to a private walking trail, of similar atmosphere to Warburton's Redwood Forest, all for your personal enjoyment. This comprises the property's serene bush component, which further adds to the privacy of your address.

📏 93,077.70 m2

<b>Price</b>	SOLD for \$670,000
<b>Property Type</b>	Residential
<b>Property ID</b>	354
<b>Land Area</b>	93,077.70 m2
<b>Agent Details</b>	
Rob Verhagen - 0448 820 022	

### Office Details

Integrity Real Estate - Yarra Glen

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

With the Kinglake National Park on your doorstep, and mountain bike trails close by, this property is also ideal for anyone who spends their weekends on two wheels. The Kinglake Ranges is renowned for its mountain bike and motor bike riding trails; whether you are proficient, or looking to teach your children, this location is tailor-made for you. The property is also in close proximity to the Yarra Valley, renowned for its world class wineries and dining experiences.

Managed with every care, this property has been maintained to ensure easy upkeep and a simple transition into building your next home. Furthermore, being only a relaxed 1 hour commute to the city, this property is the perfect marriage of lifestyle and connectivity.

With a beautiful balance of native bushland and cleared acres, useable land and stunning city views, this magnificent property will cater for all your desires.

FOLLOW THE ATTACHED LINKS TO SEE AVAILABLE HOUSE  
AND LAND PACKAGES.

N.B.: The house pictured is only an artist's representation of the house you may choose to build.

Text 31BOWDEN to 0448 820 022 for more information.

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