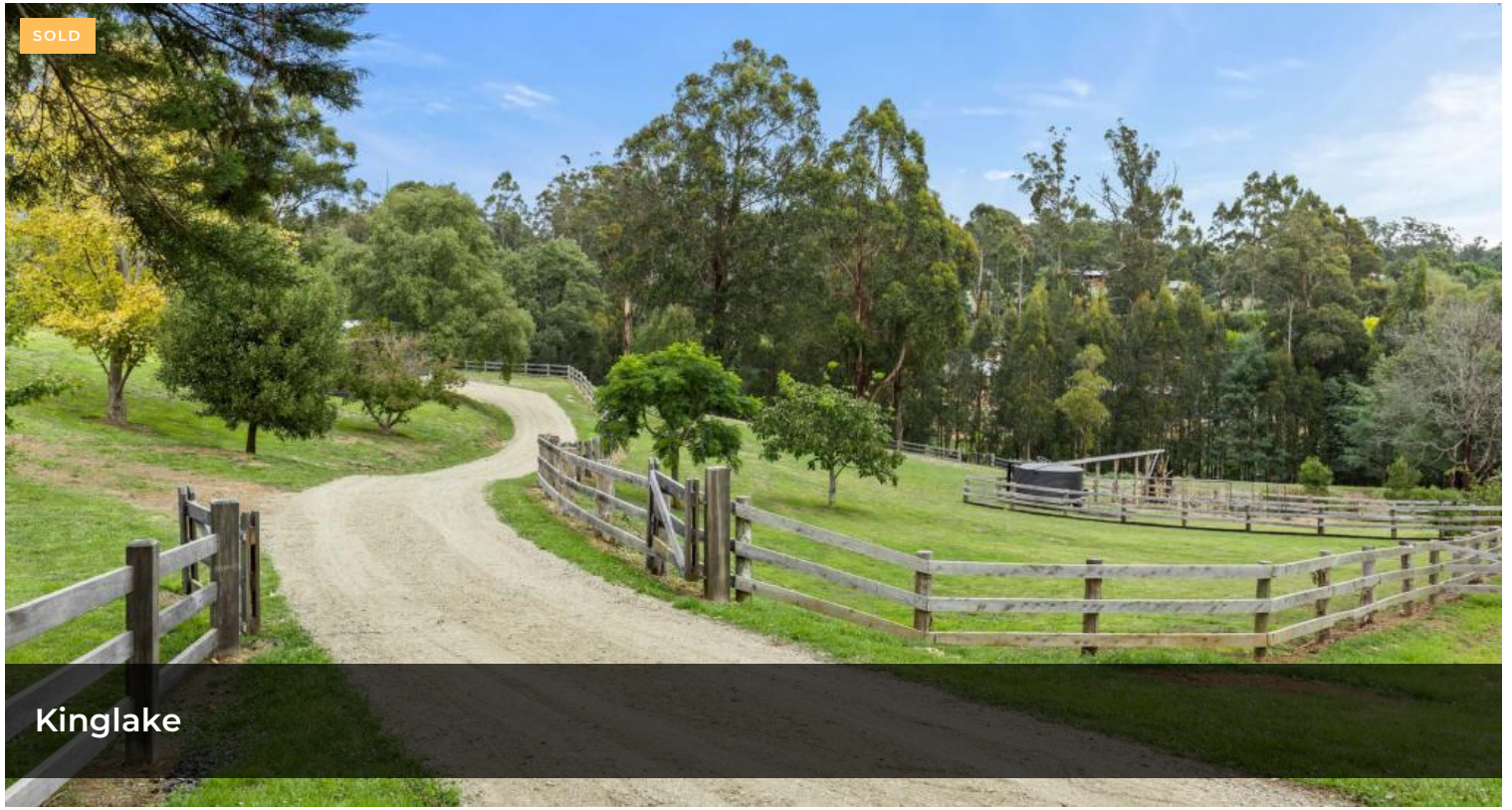


SOLD



Kinglake



## THE PERFECT BUILDING BLOCK ON 4.2 ACRES

This prestigious property offers families, first home buyers, retirees, and investors unlimited opportunity to build the home of your dreams. Situated in the alluring atmosphere of the ever-growing Kinglake Ranges, this is one of the last remaining vacant blocks in the district.

All the hard work has been done for you!  
The property comes with:

- Council approved planning permit
- House plans ready or design your own
- Site cut
- Land surveys
- Bushfire Assessment - BAL 29
- Land capability assessment
- Freshly graded and gravelled driveway
- Fully fenced

📏 17,231m<sup>2</sup>

**Price** SOLD for  
\$785,000

**Property Type** Residential

**Property ID** 44

**Land Area** 17,231 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

- Shed with concrete base, power, lights & more
- 3 water tanks
- Undercover entertainment area with a view
- NBN (FTTN) connected
- Solar System

Enjoy the property as a weekender whilst you build and store all of your gear in the huge 6.5m x 13m Colorbond shed featuring concrete base, pot belly wood heater, 3 x roller doors for access, fully insulated and lined, wood storage area and built-in work rooms at the back.

Not only does this property provide ample cleared land to run a hobby farm, but it also has a dam which can be filled from the gravity fed water wheel which looks spectacular watching on from the undercover entertainment area. The undulating block is now fully fenced and features established fruit and citrus trees along with berries.

The property is serviced by 3 rainwater water tanks and already has NBN. Other services available to connect include LPG bottled gas and power at the street/front boundary.

Situated on a quiet sealed street, this prime allotment will have you falling head over heels (or boots). Become part of a growing community and see what this peaceful lifestyle has to offer.

The property can only be viewed by private inspection, please do not enter without an agent present. Contact us today to book in.

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.