







PRIME OPPORTUNITY - 2 ACRES

2 1 4 8,129m2

Around the 100+ year old oak tree is this prime 2 acres of land in the sought after pocket of Kinglake West providing a rare opportunity. This renovate/extend or knock-down rebuild project is perfectly suited to investors, tradies or families looking for an affordable way to get on to acreage or anyone with the DIY mindset.

The well-loved cozy cottage was established around 1950 but has had many updates within the last 5 - 10 years. The home provides 2 bedrooms, single living, utility room and an extension with laundry, bathroom and separate toilet. The original LUX combustion stove takes pride of place within the hearth of the kitchen. The Coonara keeps it toasty and warm through winter with ease and the box air-conditioner keeps it cool in summer.

Recent improvements include updated aluminium windows and sliding glass doors, front door, replaced roof and installed concrete stumps & brick piers to the front section, added

Price	SOLD for $695,000
Property Type	Residential
Property ID	46
Land Area	8,129 m2

Agent Details

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insulation in walls and roof and external cladding replaced.

This property itself has a rich history dating back to the early 1900's.

The land is cleared, well maintained, level and fully fenced. The rear has been divided in to a few individual paddocks for the sheep. There is a double carport, 4 x 3 concrete base garden shed and a large 12m x 9m steel shed with workshop area and power connected for your convenience. The home is very private with only one neighbour close by, the other neighbour out of shouting distance and completely hidden from the road by the established trees which include Liquid Amber, Rhodedendron, maples and pines.

Services include mains power, 10 panel solar system, standard septic system, gas instant HWS, 3 water tanks for ample water storage. NBN fixed wireless is available for installation.

Placed within walking distance to Kinglake West Primary and bus services, around the corner from Flying Tarts Bakery, 24/7 gym, hardware and stockfeed or only an 8 minute drive to Kinglake for groceries, a 15 minute drive to Whittlesea (for Whittlesea College) or a 1 hour drive to Melbourne, the commute is never too far.

Bring new life to the cottage or live in it a few years while you design your dream home. The options are endless! Acreage at this price point rarely comes up any more, so get in before it's gone!

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