







☐ 1 ACRE OF POSSIBILITIES - YOUR DREAM PROPERTY AWAITS! ☐

MAINS POWER, MAINS WATER + FRESH WATER BORE + BUILDING PERMIT.

1 ACRE of PURE POTENTIAL is calling your name.

Mains Power, Mains Water, Fresh Water Bore, and a Building Permit-it's all here, ready to turn your vision into reality!

This fully fenced 1-acre dog leg-shaped block offers endless possibilities for your ideal country retreat.

The unique layout provides extra space and privacy, with the bend in the block opening up to more usable land for your future plans.

Whether you're looking to build your dream home or start your next adventure, this spot is a true blank canvas.

<u>□</u> 1 <u>a</u> 3 <u>□</u> 4,075 m2

\$385,000 - **Price**

\$420,000

Property

Residential

Type

Property ID 529

Land Area 4,075 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 The versatile shed is ready to go! With studio-style living featuring a kitchenette, bathroom, and laundrette, it's perfect for living in while you build, or could serve as a guest suite, home office, or business hub.



Equipped with Panasonic R/C air conditioning, a wood heater, and insulation, it ensures year-round comfort.

Plus, you'll have all the storage you need with three roller doors.

Step outside to your undercover patio, ideal for unwinding or entertaining. With dual front entrances and a prepped site for your future build, the convenience and potential are unmatched.

And let's talk about the charming town of Yea. A vibrant community surrounded by stunning natural beauty. Imagine waking up to the sounds of native wildlife and spending your days exploring the breathtaking landscapes.

Whether you're into hiking, birdwatching, or simply soaking in the peace of country life, Yea has it all.

Yea High School (just a short drive away) provides excellent secondary education, while Yea Primary School is close by for younger students-making this property the perfect spot for families looking to combine the tranquility of country living with easy access to local schools.

Only minutes from town, you'll experience country living at its finest, with all the amenities you need close by.

Don't wait - this rare opportunity won't last long!

Contact us NOW to arrange your inspection!

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