







MULTI-LOT SUBDIVISION INVESTMENT OR FLAT FARM LIVING

4 1 6 42,734.20m2

* Private inspections available – enquire with agent *

The choice is yours.

This property offers 2 Township Zone allotments:
Lot 1: 2,486.3 m2 (half acre) with 3 bedroom brick veneer home and sheds; and
Lot 2: 40,247.92 m2 (10 acres approx) backing onto Merton Creek with multi-lot subdivision potential.

More than potential, subdivision in the Township Zone is encouraged under the Mansfield planning scheme. There is no minimum lot size in the Township Zone, meaning (provided houses are supported by septic system), the development potential of this site is huge. Enquire with the agent for further details.

The site is perfectly flat, and being located nearby Maroondah

Price	SOLD
Property Type	Residential
Property ID	563
Land Area	42,734.20 m2

Agent Details

Rob Verhagen - 0448 820 022

Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra Glen, VIC, 3775 Australia
03 9730 2333

Integrity
Yarra Valley & Kinglake Ranges

Highway, meets the need for affordable housing between Mansfield and Melbourne.

The property is 23 min to Mansfield and 28 min to Yea. It is 7 min to Bonnie Doon / Lake Eildon by car, and only 30 min (10 km) by bicycle along the famous Great Victorian Rail Trail. It is 39 min to Euroa Railway Station (V/Line 2 hr to Melbourne CBD).

The home is a sturdy 3 bedroom brick veneer home with built-in robes, large living room and kitchen, and additional self-contained studio dwelling or 4th bedroom. It is supposed like mains power and solar panel system, and enjoys 14 m x 8 m shed, 4 bay open shed and wood heating and reverse cycle air conditioning. It would make an ideal rental, or can be easily renovated to improve value as a principal place of residence.

Life is all about opportunities, and here you have an untapped opportunity at your fingertips. Rent out the house or live, while you develop the land. Make use of its business potential for light grazing, hay cutting, hard stand storage, or second / third dwelling for your family. Or go the whole hog and subdivide the property as Council intended.

There is no other property like this on the market in the district.

Text 3175MERTON to 0448 820 022.

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