







RARE 18 ACRES ON RIVER WITH BUILDING APPROVAL

Here is a really special property: tightly held since first selection, this 18 acre (approx) holding commands 550 m of Yea River frontage, provides massive machinery shedding storage, arable pasture, and an old house to renovate.

The advantage of this land holding is the "building entitlement" provided by the existence of the dwelling. The circa 1920 3 bedroom home comes with engineer's plans for renovation. The house is on concrete and cypress stumps with a marvellous outlook over the surrounding farm land, views of Mount St Leonard, and overlooking the Yea River.

So you can undertake the project, or select a different building site and craft a home of your choosing.

The 22 m x 30 m concrete based machinery shed with power is a major asset, sporting a huge replacement value in today's

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76,735.40m2

Price	SOLD for $915,000
Property Type	Residential
Property ID	574
Land Area	76,735.40 m2

Agent Details

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economy. Power is connected to the property at two places, with a meter at the shed and metre at the house. 3 phase is available.

The 18 acres is divided into 5 paddocks with cattle yards on the river flats and crushed rock driveway in good condition.

This property will please a variety of incoming owners: hobby farmer, aspirational buyer looking to live on acreage, or investor. It is situated 17 mins to Healesville and Yarra Glen, located at the perfect crossroads for someone whose employment is based in the Yarra Valley or eastern suburbs.

The best thing about living in Toolangi is that it is close to either Melba or Maroondah highways, while being enough off the beaten track to be private, quiet and offering the very best of country living.

Don't miss out on this once and a lifetime opportunity. Text 148CHERRYS to 0448 820 022.

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