

SOLD



2946 Whittlesea-Yea Road, Flowerdale

Integrity



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## Your Private 4 Acre Bushland Escape Awaits

Discover the potential of this serene 4-acre bush block (16,200m<sup>2</sup>), offering a unique opportunity to create your dream retreat surrounded by nature. This property combines natural beauty with an abundance of possibilities.

Features at a glance:

- o Mixture of bush and cleared land - ready for your vision.
- o A tranquil gully on the boundary, leading to a natural spring on the property.
- o Backing onto bushland, ensuring peace and privacy.
- o Open level clearing at the rear of the property.
- o The land slopes gently to the north, offering stunning views and rising to the rear with driveway access.
- o A rich landscape with diverse native flora, including Blackwood, Wattle, Messmate, and Stringybark trees.
- o Rural Living Zone, perfect for those seeking space, tranquillity and development potential STCA.

📏 16,200m<sup>2</sup>

**Price** SOLD for  
\$270,000

**Property Type** Residential

**Property ID** 587

**Land Area** 16,200 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

First Home Buyers are eligible for:

- o \$10,000 First Home Owner Grant
- o 5% Deposit Victorian Homebuyer Fund (if you spend less than \$700k total)
- o Stamp Duty Exemption (if you spend less than \$600k building)

This property is the perfect spot if you're seeking recreational fun. Close by you have only the best bush walks, four-wheel driving tracks, motorbike and downhill bike trails, lookouts and rivers or creeks to spend beside of an afternoon with a rod in hand waiting for the fish to bite just down the road along the King Parrot Creek.

The general store and post office is only a stones throw away as well as bus stop on the way for your public transport needs. You're positioned perfectly in the center of your main hubs, with only an 15 minutes drive to Kinglake West, 24 minutes to Whittlesea or 21 minutes to Yea. Melbourne is an easy 1 hr 17 min drive down the line. If you're looking to relocate with the kids, Flowerdale Primary School is only a 4 minute drive and high school options in Whittlesea or Yea.

This block is a canvas waiting for your creativity-whether it's building a peaceful family haven, a weekend getaway, or a sustainable off-grid retreat. Seize this rare chance to own a slice of natural paradise.

Contact us today to explore the possibilities, text 2946Whittlesea for more information.

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.