







2 DWELLINGS, 20 ACRES, DUAL ACCESS

5 2 11 20.00ac

Here is a spectacular 20 acre property with views and massive upside potential to grow your business or side hustle: as machinery storage, hard stand, agricultural or just hobby farming, you cannot pass up this small acreage beauty in a fantastic commutable location.

Set on a corner title with 742 metres frontage, the property is fenced into 3 paddocks with a dam stocked with cat fish and yellow belly. There are 2 sheds including 4 bay machinery shed, and heaps of room for parking trucks or heavy machinery. Additionally, the property has double frontage with 2 access gates (1 remote-controlled) for easy drive-through egress or for separating the title into different usable areas.

The home is a beautifully renovated open plan 4 bedroom, 1 bathroom brick veneer with character kitchen - timber benchtops and larger-than-average freestanding oven - and modern bathroom incorporating deep soaker tub and separate

Price	SOLD
Property Type	Residential
Property ID	641
Land Area	20.00 ac

Agent Details

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Yarra Valley & Kinglake Ranges

shower. Additionally there is a detached unit providing the 5th bedroom and 2nd bathroom with separate access for Airbnb or family and guests. Features of the home include ducted air conditioning and alfresco entertaining. There is also a 15 kw solar system with 18.3 kw battery back-up system.

One of this property's huge assets is its unmetered groundwater bore, tapping into Toolangi's famous pure mountain water – even Coca Cola bottles this water and sells it as Cool Ridge and Mount Franklin. Furthermore, the owner has invested in proper fencing with lanes for ease of moving stock.

There is a pad cut for parking heavy machinery or building another shed or horse arena. There is also a fully fox-proof chicken coop and established orchard with strawberry runners.

Tiptoe to the Yarra Valley, or drive 10 mins to Healesville, this property provides the serene country living with access to essential services.

Text OLDTOOLANGI to 0448 820 022 for your chance to inspect today.

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