



93 Pheasant Creek Road, Pheasant Creek



## Tranquil 13-Acre Lifestyle Block in Sought-After Pheasant Creek

Discover the perfect blend of open space, native bush and rural serenity at 93 Pheasant Creek Road - a versatile 13-acre parcel offering endless possibilities for your dream home or hobby farm.

Approximately 7 acres are cleared with 6 acres of natural bushland, creating a beautiful balance of usability and privacy.

The property includes two fully fenced paddocks, established ornamental plantings (pears, poplars and robinias), and a boundary survey already completed - with much of the fencing in place.

Power infrastructure is ready for your build: 3-phase power at the pole, 2-phase to the board, and 30 Amp supply to the shed site, with conduit already run down to the house site. A temporary board can be installed for construction convenience.

 13.00 ac

**Price** \$900,000 -  
\$990,000

**Property Type** Residential

**Property ID** 735

**Land Area** 13.00 ac

### Agent Details

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### Office Details

Integrity Real Estate - Yarra Glen

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The property previously had approved plans (now expired) with a BAL 12.5 rating, making it ideal for a future dwelling (subject to council approval).

Additional features include:

- 30,000 L water tank with pump and irrigation to established trees
- 40-ft shipping container with lockable lean-to and roller doors - perfect for storage or a workshop space
- Picturesque native bushland with walking tracks to explore
- Peaceful setting surrounded by nature, yet within easy reach of Kinglake and Whittlesea amenities

Whether you're seeking a tranquil weekend retreat, an off-grid lifestyle, or a rural base to build your forever home, this well-prepared property offers a rare opportunity in one of the region's most desirable country pockets.

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