



58-66 Black Gully Road, Diamond Creek



Expressions of interest closing 28 August 2026 5:00 pm

PROPERTY MUST SELL.

Is there any doubt that 5.4 acres minutes from central Diamond Creek, with massive workshop / garage, small second dwelling and primary habitation, is not the best value buy this year?

- + Converted 2 bedroom, 2 bathroom barndominium / shed-house
- + 20 m x 10 m workshop / garage / shed* with office and amenities (1bed, 1bath)
- + Small second dwelling of 2 bedrooms, 1 bathroom with full facilities and air conditioning
- + 3 phase power

The property enjoys dual access to Black Gully Road, with 2 concrete crossovers. Parking abounds around the lower shed, with full circular drive and 3 m clearance (both sheds provide

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Price Expressions of interest

Property Type Residential

Property ID 801

Land Area 21,900 m²

Floor Area 300 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
0407 531 226

ample height for hoists and other machinery).

The property has 2 residential rates notices, classifying both the main dwelling (shed conversion) and bungalow / small second dwelling as Residential Rural/Rural Lifestyle. Across from residences, there is plentiful storage and uncapped potential. Consider alone the amazing views of the Great Dividing Range from the main residence.

*** IMPORTANT INFORMATION ABOUT COURT ORDERS
PERTAINING TO THE PROPERTY ***

The property is currently under enforcement orders to have:

1. Imported Fill Material removed from the property and an Earthworks Plan endorsed by the relevant authority for the remediation of appropriate land levels;
2. Southern extension to shed removed.

If you have the skills and capability to make these changes, then this may just be the best buy of this year. Text BLACKGULLY to 0448 820 022 for more information.

* Current orders require the removal of an annex of approx. 15 m x 5 m (not included in the advertised shed area)

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.