



## 315 South Mountain Road, HEATHCOTE JUNCTION, VIC 3758

See the Potential – Harness the power of the Permit\*

**85.79 hectares, 212.00 acres**

A rare opportunity has presented itself; tightly held in the same family for the last 55 years is now offered for sale! The unique residence comes with permit(Public Place - riding school / tourist establishment)\*, suitable for many business opportunities let your imagination run wild; how about your own B & B, Health & Relaxation Retreat, bush walking and artist weekends, adventure business. Perfectly positioned within an hour of Melbourne and a short drive from the townships of Wallan and Wandong and the rail link to Melbourne.

Currently setup as a 3 bedroom 1 bathroom caretaker's residence and four separate accommodation suites each with ensuite bathrooms.

The brick commercial property sits proudly atop of 212 acres approx. of spectacular Australian native bushland including stands of Stringybark, Peppermint trees and gum trees, enjoy an abundance of wildlife at your doorstep.. Secure yourself a prime investment with endless business opportunities. Lease out or live in and renovate! You'll love the versatility this commercial property has to offer.

**TYPE:** For Sale

**INTERNET ID:** 22631077

**SALE DETAILS**

**\$1,750,000-\$1,900,000**

**CONTACT DETAILS**

**Elders Real Estate Victoria**

160 Queen Street

Melbourne, VIC

03 9609 6222

**Kellie Ryan**

- 212 acres approx.
- Town Planning Permit (Public Place - riding school / tourist establishment)\*
- 3 bed 1 bath brick residence
- 4 accommodation units each with ensuite
- Wrap around deck
- Communal dining
- Commercial kitchen
- Guest laundry
- Various outbuildings
- Large dam
- 100,000 ltr water storage capabilities
- 2 phase power, phone, internet
- Seasonal creek
- Areas of native bush with cleared areas and 5km of graded tracks circulate the property.

Town Planning permit in place for; Horse Riding school, Tourist establishment, 4 unit motel complex, trail rides, educational mini farm and paintball games.

A jewel within the community, don't miss the opportunity to acquire one of the region's special properties. - call Kellie Ryan now to arrange your viewing!

- Land Area 85.793356 hectares
- Bedrooms: 7
- Bathrooms: 5

## HOMESTEAD

Bedrooms	7
Bathrooms	5







Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.





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