



1A Duffy Street, KILMORE EAST, VIC 3764

Development/Lifestyle opportunity

5.22 hectares, 12.90 acres

Elders Rural Services Australia Limited is pleased to present for sale one of the districts best opportunities, 12.9 acres (5.2 hectares)* of Township Zoned land, with two road frontages and neighbouring one acre lots. Suitable for subdivision (STCA).

Located in the heart of Kilmore East, a five-minute walk from the train station, and a five-minute drive from Kilmore, the property is currently set up as a lifestyle farm with house and 15 metre x 6 metre shed.

The four-bedroom, two-bathroom relocated and renovated timber home features a large, covered deck, reverse cycle air conditioner, wood fire, and five kilowatts of solar. One bedroom and bathroom are downstairs with a second living area set up for guests. Town water is available but not connected due to four 20,000 litre tanks.

The property is well fenced into seven paddocks, with water reticulated to five of these. A large variety of fruit trees have been planted, plus beds of herbs and vegetables.

TYPE: For Sale

INTERNET ID: 300P184769

SALE DETAILS

**\$1,800,000 -
\$1,980,000**

CONTACT DETAILS

Elders Real Estate Victoria
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Kilmore East and its high commuter workforce is in the heart of Mitchell Shire, Victoria's fastest growing municipality, 65 kilometres* north of Melbourne.

This exceptional property has unlimited potential, is in a fantastic location, and would suit a shrewd investor.

Inspection by private appointment only.

* denotes approximately

- Land Area 5.220445 hectares
- Bedrooms: 4
- Bathrooms: 2



HOMESTEAD

Bedrooms	4
Bathrooms	2









0	1	2	3	4	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.					
Residence				-	149.1m ²
Porch				-	8.4m ²
Entertaining Area				-	29.7m ²
Garage/Workshop				-	106.8m ²
Total				-	294.0m ²

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