



46 Lemins Road, MERTON, VIC 3715

The Ultimate 80-Acre Lifestyle & Investment Opportunity

35.61 hectares, 88.00 acres

An exceptional opportunity awaits in one of Merton's most picturesque rural pockets. This beautiful 80-acre (approx.) property offers sweeping views, excellent water, and the exciting potential to further subdivide (STCA).

Whether you're dreaming of a peaceful country retreat or seeking a smart long-term investment, this holding delivers outstanding versatility and appeal.

Perfectly positioned just 30 minutes from both Mansfield and Euroa, the property combines rural tranquillity with genuine convenience-private, peaceful and still close to key amenities.

Property Highlights:

- Expansive 80-acre allotment set in stunning natural surrounds
- Great dam and seasonal creek supporting livestock or lifestyle use

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P193335

SALE DETAILS

\$850,000 to \$880,000

CONTACT DETAILS

Catherine Pigdon
0419 001 528

- Elevated outlook with spectacular rural views
- Quiet no-traffic road offering privacy and seclusion
- Ideal site to build your dream home or acreage retreat
- Zoned Rural Living 2
- Three lots provide excellent potential for further subdivision and future resale (STCA)
- Central location just minutes from the Maroondah Highway
- Clean country air, open space, and a serene lifestyle setting
- A rare chance to landbank for future growth or enjoy the peaceful rural lifestyle right now

This remarkable property brings together beauty, opportunity, and prime location-giving you the freedom to create, invest, or simply enjoy the country life at its finest.

- Land Area 35.612336 hectares





