



## 130 Basfords Lane, STRATFORD, VIC 3862

THE VIEWS ARE OUTSTANDING

**9.71 hectares, 24.00 acres**

Located to the east of the rapidly developing Stratford township, the small residential blocks transcend into small acreages most with very substantial residences.

Right beside this corridor of developed lifestyle properties is this ridgetop 24-acre property.

It's current "farming" zoning permits the construction of shedding to support any agricultural enterprise and long frontage to Basford's Lane provides great access.

360 degree panoramic rural views down over fertile farmlands along the Avon River to the south, stunning northerly views back to the distant mountains of the Great Dividing Range.

Located barely 7 minutes off the Princes Highway, this outstanding small acreage is well suited to graze a few cattle or horses and enjoy the truly spectacular outlook.

**TYPE:** For Sale

**INTERNET ID:** 43P1699

**SALE DETAILS**

**\$300,000**

**CONTACT DETAILS**

**Greg Tuckett**  
0428 826 600

It is well fenced and substantial dam provides water for any of the property's livestock

It represents excellent value for money !

For a Due Diligence Checklist go to: [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)

Or call us on (03) 5144 4444

- Land Area 9.712455 hectares

