



O'Briens Drive, MCINTYRE, VIC 3472

Productive Land With Building Potential

2.19 hectares, 5.40 acres

A wide open rural landscape with room to breathe, this 2.19ha / 5.4ac parcel offers a genuine country escape with practical benefits already in place. The land is cleared and usable, ideal for grazing or horticulture, and a picturesque dam sits at its centre, adding character and appeal. All boundaries are fenced, and a 20 foot shipping container with an air whirly will remain at the property as a handy storage solution.

While zoned Farming, council has indicated support for a planning application for a dwelling, giving buyers the option to potentially create a home here. Water tapping is available from the Grampians Pipeline along O'Briens Drive, there is scope for off grid power, and the property is easily accessible with just 430 metres of all weather gravel before reaching the bitumen Wedderburn Dunolly Road.

The location balances seclusion with convenience, positioned around 20 minutes to Inglewood, Newbridge, and Dunolly, 35 minutes to Maryborough, 50 minutes to Bendigo and roughly 2 hours to the Melbourne Airport.

TYPE: For Sale

INTERNET ID: 84P2976

SALE DETAILS

\$160,000

CONTACT DETAILS

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A copy of the Due Diligence checklist can be found at
<https://www.consumer.vic.gov.au/duediligencechecklist>

- Land Area 5.4000 acres



