



295 Railway Road, KOO WEE RUP, VIC 3981

PRIME CROPPING LAND - LIFESTYLE OR LANBANK OPPORTUNITY.

15.99 hectares, 39.50 acres

Set in the midst of the finest horticultural farming land in the country and close to Koo wee rup township, this exceptionally neat property, thoughtfully farmed in the same ownership for many decades offers an array of opportunities for astute buyers. As part of their transition to retirement the vendors offer the property for genuine sale, newly sown down to pasture. Key features:

- prime, convenient location, very private with easy commuting access to M1, CBD,
- 39.5 acres, productive, high fertility. arguably the finest in the district,
- professionally drained with PVC 90 mm pipes and mainlines, ensuring crop security,
- new permanent pastures, post and barb fencing plus sheep mesh,
- a superb property, weed free, excellent opportunity to customise an equine business,
- gravel laneway, range of older sheds, some lockup, power on site,
- treed location for new home (STCA), did have a home until recently.

TYPE: For Sale

INTERNET ID: LNP3715

SALE DETAILS

\$1,800,000

CONTACT DETAILS

Bunyip
1, 1-3 Main Street
Bunyip, VIC
03 5629 5329

Ray Cullen
0429977313

There is an opportunity for astute investors seeking value and proven future growth potential, to secure this fine property and lock in a long term lease for the land.

The genuine versatility and adaptability of 295 Railway Road, Koo wee rup will not disappoint interested parties, regardless of their anticipated use.

- Land Area 15.985083 hectares

