



## 20 Martin road, GARFIELD, VIC 3814

Prime Land Banking or Business Opportunity - M1 Highway Frontage!

**34.20 hectares, 84.50 acres**

Elders Real Estate Bunyip Proudly Presents A Prime Land Banking & Commercial Opportunity on the M1, Just Moments From Gumbuya World

Perfectly positioned outbound on the M1 highway only 1 minute from Gumbuya World this expansive and versatile property offers exceptional potential for investors, developers, business operators, or land bankers seeking a highly strategic location with outstanding exposure. Just one hour from Melbourne CBD, the site combines extensive infrastructure, two residences, and quality grazing land, making it a rare offering in one of Victoria's fastest-growing corridors.

Formerly utilised as a large orchard and cool-storage facility, the property provides an excellent foundation for repurposing into general warehousing, logistics, storage, or agricultural enterprise (STCA). With direct freeway access and substantial shedding, the possibilities are significant.

**TYPE:** For Sale

**INTERNET ID:** LNP3731

**SALE DETAILS**

[Contact Agent](#)

**CONTACT DETAILS**

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

**Ray Cullen**  
0429977313

### Property Features

- 84.5 Acres Across Two Titles

A large and well-configured holding, ideal for agricultural use, future development potential, or long-term land banking..

- Two Homes Onsite
- A 4-bedroom brick veneer residence, surrounded by established lawned gardens.
- An older weatherboard home with 3 Bedrooms, currently rented, providing immediate income.

One residence requires renovation, offering buyers the opportunity to add value.

- Significant Shedding & Infrastructure
- 50m x 25m main shed, suitable for commercial or agricultural use.
- Five internal insulated sheds (12m x 12m each) with sandwich-panel walls.
- 3-phase power, ideal for heavy equipment or commercial operations.
- Reliable Water Supply

The property is fully fenced and supported by:

- Multiple dams,
- Electric pumps,
- Domestic tank water storage,
- Stock and irrigation capacity ideal for farming or grazing.
- Quality Grazing Land

Well-set-out paddocks with fertile soil suitable for livestock, cropping, or horticultural pursuits.

- Outstanding Investment Appeal

With its freeway exposure, established infrastructure, and strategic location, the property represents an excellent land-banking opportunity.

Lease-back potential also offers flexibility and strong returns for investors.

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#### Location Benefits

- 1 minute to Gumbuya World
- 5 minutes to Bunyip township (shops, schools, train station)
- Positioned between Warragul and Pakenham, offering convenience and future growth potential
- Direct access to the M1 freeway, ideal for transport, business operations, or logistics

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This property presents a rare chance to secure a premium holding in a high-growth region, with enormous potential for agricultural, commercial, or investment purposes. Opportunities of this scale, in such a prominent location, are increasingly difficult to find..

Disclaimer: Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence.

- Land Area 34.195937 hectares
- Bedrooms: 6
- Bathrooms: 3

**HOMESTEAD**

<b>Bedrooms</b>	<b>6</b>
<b>Bathrooms</b>	<b>3</b>





