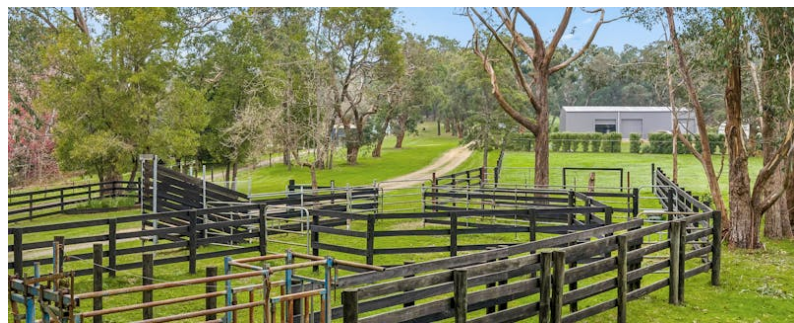
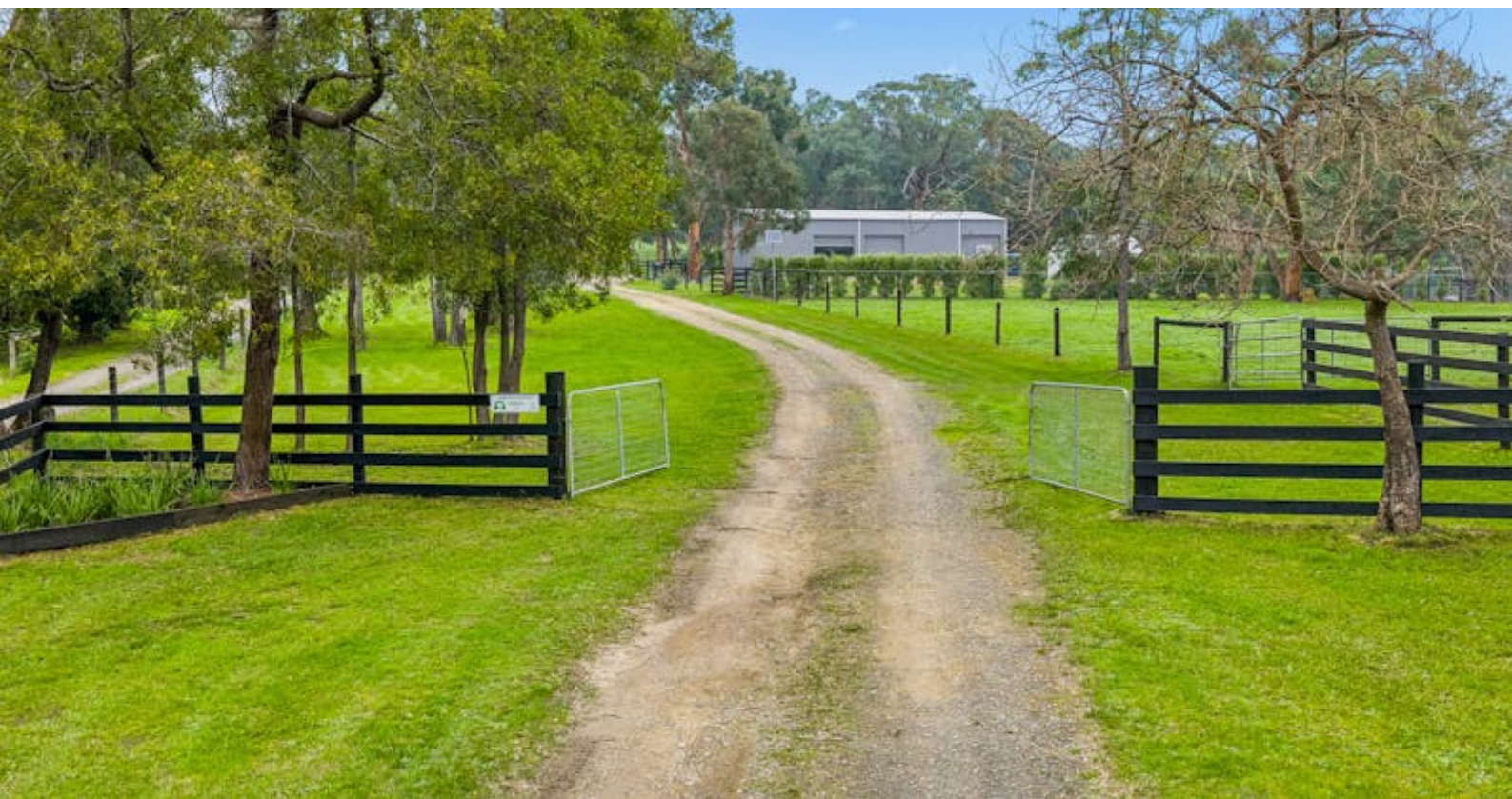




70 Wickhams Road, LAUNCHING PLACE, VIC 3139

Build Your Dream Rural Lifestyle on 48.4 Acres

19.60 hectares, 48.44 acres

Set across an impressive 19.59 hectares (48.4 acres), this exceptional rural property presents a rare opportunity to secure a productive and picturesque parcel of land in the heart of Launching Place. Offering the perfect balance of open pasture, native bushland and quality infrastructure, it's an ideal setting to build your dream home while enjoying the peace and privacy of country living.

Approximately 30 acres of gently undulating pasture, dotted with mature gum trees, is complemented by tranquil native bushland at the rear, creating a haven for wildlife and a stunning natural backdrop. An approved Planning Permit for a dwelling is already in place, with a septic system installed and electricity and town water available near the proposed building site, allowing you to fast-track your vision.

Designed for livestock or hobby farming, the property features ten paddocks with stock water, extensive stockyards complete with a loading race and steel cattle crush, plus an impressive 311m² lock-up Colorbond shed with automatic roller door access. The shed includes an enclosed mezzanine area with split-system heating and cooling, along with additional sundry shedding and a 38m² Igloo shelter.

TYPE: For Sale

INTERNET ID: LWD5069

SALE DETAILS

\$1,200,000

CONTACT DETAILS

Lilydale

227-229 Main Street

Lilydale, VIC

03 9272 5300

Richard Taylor

0407081957

Water security is assured with three dams and 80,000 litres of pressurised rainwater storage, while the convenient location places you just moments from the Endeavour Service Station, Launching Place Primary School and local shops.

Whether you're looking to establish a working farm, create an equine property or build the ultimate rural retreat, this outstanding acreage offers endless possibilities in a highly sought-after, Yarra Valley location.

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 19.602604 hectares





