



## 120 Channel Road, SILVAN, VIC 3795

Peaceful Acreage with Water and Views

**9.60 hectares, 23.72 acres**

9.6 Hectares (23.65 Acres)

Tucked away at the end of a quiet no-through road, this stunning parcel offers the kind of peace and privacy that's increasingly hard to find, while still being only an hour from Melbourne's CBD.

Spread across gently sloping pasture, the land is rich in volcanic red and chocolate soils, with level, elevated areas ideal for a future home site (STCA), offering panoramic views across surrounding farmland.

Beyond the scenery, this property is rich in natural assets. The productive ground already supports approximately 3 hectares of mature grape vines and two spring-fed dams and a 5 megalitre irrigation licence provides a reliable irrigation water supply. You'll also find original chestnut trees set apart from small pockets of native bushland, adding charm and character to the landscape.

**TYPE:** Auction

**INTERNET ID:** LWD5081

### **AUCTION DETAILS**

12:30pm, Saturday August 23rd, 2025

### **CONTACT DETAILS**

**Lilydale**

227-229 Main Street  
Lilydale, VIC  
03 9272 5300

**Richard Taylor**  
0407081957

With frontage to Stringybark Creek and a rare mix of cleared, arable land and established plantings, this is a property that speaks to those dreaming of building on acreage, and those seeking a quiet, productive lifestyle in a truly picturesque setting.

- Land Area 9.6000 hectares





