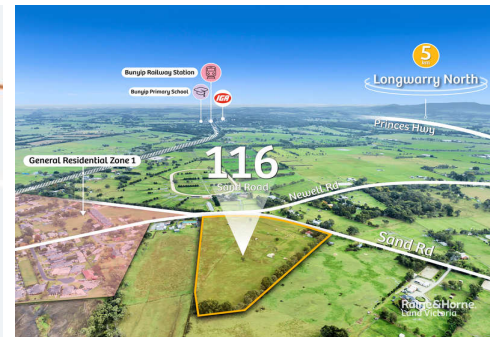


Unique Land-Banking Opportunity For Future Development



116 Sand Road, Longwarry

CONTACT AGENT

RAINE & HORNE LAND VICTORIA IS DELIGHTED TO OFFER ,116 SAND ROAD LONGWARRY VICTORIA,

" MAKE THAT THE FIRST CAB OFF THE RANK "

"A BOUTIQUE RESIDENTIAL ESTATE IN THE MAKING"

This strategic location, represents an outstanding opportunity to secure part of the South East oh Victoria's sprawling growth zone.

This untapped land holding of 10.5 Acres* has the distinct potential to become a residential estate subject to the ultimate rezoning outcome (STCA).

Please Note : The council proposed road abutting the ? boundary.

Developers, Land Bankers and Investors alike are invited to inspect this site immediately.

Property Features:

> Total land holding of **4.3 hectare (10.5acre Approx)**

Property ID: L22289985

Property Type: Land

Land Area: 10.0 acres

Pushpinder P Bajwa

0433 836 421

p.bajwa@landuvictoria.rh.com.au

> **Farming Zone (FZ) strategically located within the Longwarry Structure Plan's "Future Residential Investigation Area (SEE THE ATTACHED STRUCTURE PLAN)**

> **High exposure to Sand Road and features excellent ingress & egress in the context of any future master plan.**

> **3 bedroom period residence set amongst established trees.**

> **6 fenced Paddocks, hay shed & horse sheds.**

Location Highlights Include:

> **Outstanding location second lot next to GRZ**

> **240m** frontage to Sand Road

> 9 minutes from Princes Highway (M1)

> 10km* from Drouin

For further & better particulars and/ or to arrange an inspection, please contact the exclusively appointed agents below.

Pushpinder P Bajwa : 0433 383 421

Interested parties should conduct their due diligence prior to making any submissions. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

Due Diligence Checklist -

<http://www.consumer.vic.gov.au/duediligencechecklist>