



RARE INVESTMENT OPPORTUNITY WITH HIGHWAY EXPOSURE!

310 KOO WEE RUP RD, Koo Wee Rup

Sold

Raine & Horne Land Victoria is delighted to offer this exceptional parcel sprawled over 77.46 acres approx. situated along the Healesville Koo Wee Rup bypass. With the ongoing duplication of sealed access on Koo Wee Rup Road, this property will make an excellent asset for buyers looking for endless potential and investment opportunity close to the Koo Wee Rup town.

Koo Wee Rup is a thriving rural township with a diverse population of more than 4,200 residents, living in a range of housing which has been developed to respect and enhance the township character and heritage. A lively town centre provides a mix of retail and commercial opportunities for the township and surrounding areas.

Koo Wee Rup is also identified as a potential candidate among several speculative proposals for an airport to serve the long-term needs of south-east Melbourne.

Property Features:

- Level pastures with has a rich farming history.
- With the Healesville-Koo Wee Rup Road Upgrade will create an extra lane in each direction between Princes Freeway and Manks Road and, also create local jobs and

Property ID: L22808092

Property Type: Land

Land Area: 77.5 acres

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supply opportunities for local businesses.

- Easy access to South Gippsland Highway, Melbourne, and Phillip Island.
- Situated only a short drive away from major townships such as Koo wee Rup, Pakenham, Cardinia, Officer, this property has easy access to a variety of schools, major

roads, and all essential amenities.

- Embrace the opportunity to make this extraordinary property your own, honouring its rich past while creating a future filled with memories.

Location and amenities:

- 4 Minutes to Koo Wee Rup Township and Local Shops
- 4 Minutes to Koo Wee Rup Primary School
- 5 Minutes to Cardinia Township
- 9 Minutes to Pakenham South Employment PSP
- 11 Minutes to Pakenham Railway Station

Owning prime agricultural land with sealed road frontage like this will become increasingly rare. Don't miss out on this once-in-a-lifetime chance. This property has an option of long term settlement for investors and land bankers.

Contact us today to arrange a viewing and embark on a remarkable journey of restoration and preservation!

For more details please contact:

Atul Sama (Sunny) on 0450 470 266

Amandeep Singh on 0433 314 000

DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

Please see the below link for an up-to-date copy of the Due Diligence Check List:

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