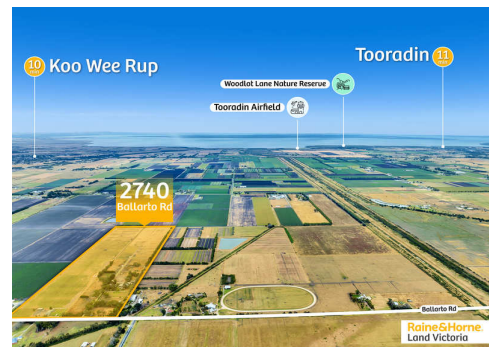


**RARE INVESTMENT OPPORTUNITY WITH
CLOSE PROXIMITY TO DEVELOPMENT!**



2740 Ballarto Road, Koo Wee Rup

Sold

Country retreat with Suburban Convenience!

A very close proximity to urban development, Raine & Horne Land is very excited to present this 53 acres (approx) land of opportunity.

Property is located on the door step of Cardinia Township. This outstanding property also offers a rundown house, granny flat, multiple large sheds, feed room, 8 stables, wash bay and 3 tanks and is ready for thoroughbred spelling, breeding and agistment.

The farm is fully fenced with state-of-the-art Centaur plastic electric fencing and ample of water supply with bore, supplying stables and all paddocks and yards.

This magnificent property is your chance to own a true piece of paradise. Live, work and relish the exciting potential of this premier property, delivering a once-in-a-generation opportunity that will inspire a unique rural treechange like no other, right on the door step of Cardinia.

Ample of water supply with bore, supplying stables and all paddocks and yards.

Amenities and Locations:

Property ID: L23435045

Property Type: Land

Land Area: 53.0 acres

Atul Sama (Sunny)

0450 470 266

a.sama@landvictoria.rh.com.au

- On the door step to Cardinia Primary School
- On the door step to Cardinia Township
- 6 Minutes to Cardinia Creek South PSP (off Ballarto road)
- 8 Minutes to Officer Employment PSP
- 8 Minutes to Monash Freeway

This is an ultimate opportunity for land bankers and investors.

More than adequate infrastructure providing the ability to run a profitable business venture.

Substantial size sheds.

Highly strategic land parcel to capitalize on future growth.

Positioned in an attractive pocket of Koo Wee Rup, the future growth region

This really is a once-in-a-lifetime opportunity, so contact Atul Sama (Sunny) on 0450470266 or Amandeep on 0433314000 to book a private inspection as soon as possible.

Disclaimer:

Every precaution has been taken to establish the accuracy of the above information, however, it does not constitute any representation by the vendor, agent or agency. Prospective purchasers are requested to take such action as is necessary to satisfy themselves of any relevant matters.

Our photos, floor plans and site plans are for representational purposes only and should be used as such, we accept no liability for the accuracy or details in our photos, floor plans or site plans.

Please note the status of and or the information on the property may change at any time.

Melbourne's population forecast to reach 8 Million by 2050. Melbourne is one of the most liveable, attractive and prosperous areas in the world for residents, business and visitors. Melbourne will continue to be a global city of opportunity and choice.

Please see the link below for due diligence check-list.

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