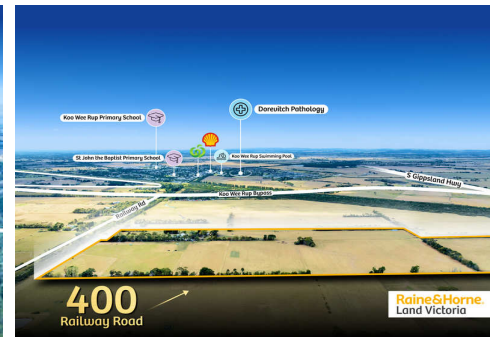




An Opportunity not to be Missed!



3



1



2

## 400 Railway Road, Koo Wee Rup

Sold

Raine and Horne Land Victoria Is Delighted to present this supremely rare and exciting opportunity to acquire a vast land holding for sale.

Sweeping across a spectacular 100 acres\* approx. is an incredible parcel ready to impress investors, land bankers, farmers or sub-urban dwellers. Parcels of prime agricultural land such as this will become harder and harder to obtain.

This property is perfect for buyers looking for a “blank canvass” to build and design your dream property (STCA) or a great opportunity to land bank for the future.

Located just steps away from the Koo Wee Rup township, and also has easy access to the South Gippsland Highway. This enriching investment opportunity features the following key attributes:

- Featuring a 3 bedroom, 1 Bathroom house and multiple sheds.
- Big Storage Sheds with Concrete Floors (9.5mx24.5m) with extended 9.2m concrete pad.
- Hay shed(16mx9.1m).

Property ID: L27154987

Property Type: House

Carports: 2

Land Area: 100.0 acres

**Atul Sama (Sunny)**

0450 470 266

[a.sama@landuvictoria.rh.com.au](mailto:a.sama@landuvictoria.rh.com.au)

- 2 additional sheds (12.5mx5.5m,6.2mx6m)
- 8 Paddocks.
- Bore water supply to all paddock.
- A Big round Yard for horse training

#### Locations and Amenities:

- Located within one of the fastest growing municipalities of South East.
- 4 Minutes to Koo Wee Rup township and Koo Wee Rup Primary school
- 6 Minutes to Cardinia Township
- 9 Minutes to Pakenham South Industrial Area.
- 11 Minutes to Pakenham Railway Station
- 9 Minutes to Monash Freeway
- 20 Minutes approx. from Cranbourne and all the amenities.
- Easy access to the South Gippsland Highway
- Primed for new ownership there is plenty of scope for implementation of a fresh round of new ideas and innovation.

Situated in the City of Cardinia bordering the City of Casey which currently stands as one of the fastest developing growth areas, where by 2031 is expected to accommodate around 403,314 people, this property is one not to be overlooked.

For more details please contact:

Atul Sama (Sunny) on 0450 470 266

or

Amandeep Singh on 0433 314 000

Interested parties should conduct their due diligence prior to making any submissions Due Diligence Checklist – <http://www.consumer.vic.gov.au/duediligencechecklist>