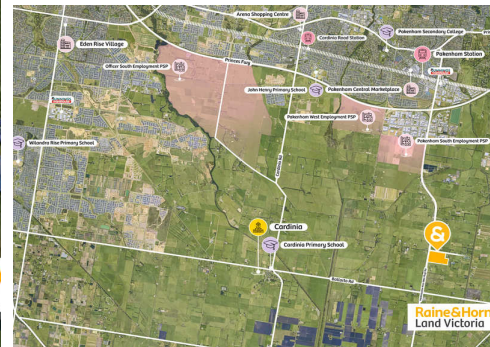




RARE INVESTMENT OPPORTUNITY WITH HIGHWAY EXPOSURE!



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2

50 Ellett Road, Pakenham South

Contact Agent

Raine and Horne Land Victoria is delighted to present for sale 50 Ellett Road, Pakenham South a strategic opportunity with a lot of future potential and in close proximity to land held by some of Australia's largest developers and Investors.

A perfect corner block with highway exposure makes this property one of the best offerings of Pakenham South. This property is located at the most sorted corner of Ellett road and healesville – Koo Wee Rup road. Encompassing 58 acres (approx) with very short distance from Pakenham South Employment PSP and town water available on the property makes this property worthwhile having a look.

This property has an option of long term settlement for investors and land bankers.

This enriching investment opportunity features the following key attributes:

- Double road frontage
- Featuring 3 Bedroom and 2 Bathroom house
- Big Machinery Shed

Property ID: L28944666

Property Type: AcreageSemi-rural

Land Area: 58.0 acres

Atul Sama (Sunny)

0450 470 266

a.sama@landvictoria.rh.com.au

- Fully fenced paddocks to keep your livestock intact
- Town Water Connected

Location and amenities:

- Stone throw distance from Pakenham South Employment PSP
- 5 Minutes approx from Monash Freeway
- 6 Minutes approx Cardinia Township and Cardinia Primary School
- 7 Minutes approx from Pakenham Township
- 10 Minutes approx from Cardinia Business Park

From the bustling Pakenham township and a short drive to an excellent range of private and public schools this property offers a rare opportunity not to be missed. 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 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 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.

Located only few properties away from Pakenham's new industrial business park, it's only a matter of time before you can reap the rewards of this outstanding opportunity. Cardinia is currently growing by an average of five families a day and will house a total of 157,035 people and provide between 100,000 and 140,000 jobs.

This really is a once-in-a-lifetime opportunity, so Please contact Atul on 0450470266 or Amandeep on 0433314000 to book a private Inspection as soon as possible.

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>