



Prime Development Site - Strategic Location, Endless Possibilities

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53 Korumburra-Warragul Road, Warragul

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Raine & Horne Land Victoria proudly presents an exceptional opportunity to secure a versatile property in one of Warragul’s most dynamic and fast-growing precincts. Positioned on just under 2 acres, this unique holding offers the perfect blend of lifestyle, investment, and development potential (STCA).

Set in a high-growth corridor and surrounded by future development activity, this property presents enormous potential for those seeking a strategic acquisition with long-term upside. The existing character-filled residence offers immediate comfort, while the additional self-contained unit and expansive shedding further enhance its appeal.

Key Feature:

- Future Development Opportunity (STCA): With ample land and a highly accessible location, this property is ideal for subdivision, redevelopment, or land banking.
- Charming Family Home: A well-maintained 3-bedroom, 2-bathroom home with multiple living areas-ideal for families, tenants, or as a base for future improvements.
- Self-Contained Unit: A separate unit provides flexible options for Airbnb, guest stays, or independent living for extended family.

Property ID:	L33951006
Property Type:	House
Land Area:	7603.0 sqm

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- Huge 4-Bay Shed + Extra Storage: Excellent for trades, equipment, or hobbyists, offering practicality and convenience.
- Unbeatable Location: Only minutes from Warragul and Drouin town centres, with stone throw distance to the M1 Freeway, schools, shops, medical facilities, and more.
- Land Bank or Live In: The perfect dual-purpose property-enjoy it now while planning for future development or investment return.
- Whether you're looking to secure a long-term asset, generate rental income, or explore subdivision potential, 53 Korumburra-Warragul Road is a rare offering with outstanding versatility.

Don't miss your opportunity to secure a high-potential property in a rapidly evolving location.

Please call today to arrange an inspection.

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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.

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

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