

450 Montpelier Drive, The Oaks

**Price Reduced | Motivated Vendor | 64.64-Acres\* | Renovated Home | Shedding | Dual Occupancy Potential^**

Offered to the market by a vendor with clear intentions to sell and set on a 64.64-acre\* (26.16 ha\*) parcel, this property offers great future potential for rural living, business use or building a second home^.

Zoned RU2 and featuring a 4-bedroom home plus shedding, ideally located in the thriving township of The Oaks and boasting dual street frontage with a partly cleared section that presents an exceptional opportunity to design and build a second residence capturing stunning city skyline views.

The renovated brick-veneer home provides comfortable living and features a kitchen with adjacent meals area, equipped with a dishwasher and electric cooktop. A combined bathroom and laundry adds everyday convenience, while the flexible fourth bedroom can also serve as a study. The spacious main bedroom and cosy living room-complete with split-system air conditioning and a fireplace-ensure year-round comfort.

Outdoor infrastructure is a major highlight, with a large concreted shed perfect for storage/workshop setup plus an open machinery

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**FOR SALE**

Offers Above \$1,895,000

**VIEW**

Sat 11th Apr @ 10:30AM - 11:00AM

**AGENTS**

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Edwin Borg  
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**AGENCY**

LJ Hooker United Group  
1800 486 4833

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shed, two dams and dual road frontages. Additionally, there is an outdoor powder room with laundry or storage potential located beneath the home.

Whether you're seeking an ideal dual-occupancy opportunity, land suited for potential bio banking, or acreage with land-fill prospects, this property offers unmatched versatility in a peaceful rural setting.

- Approx.

^ Subject to Council Approval.

Webpage enquiries must include a contact number and email address to receive a response. Photo ID is required for all inspections. While care has been taken in presenting this information, prospective purchasers should confirm details independently.

## MORE DETAILS

Property ID	G2J1T
Property Type	AcreageSemi-rural
Land Area	26.16 hectare

**Nicholas Pikis 0437 248 641**

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**Edwin Borg 0418 236 274**

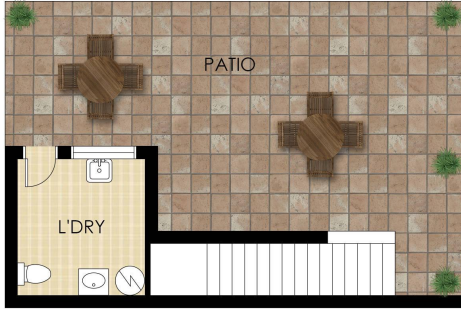
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LOWER LEVEL



GROUND LEVEL

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