







3 Pestells Lane, Young

# 47 Acres on the Fringe of Town – Subdivision Potential!

Opportunities like this are becoming increasingly rare. Set on approximately 47 acres on the fringe of town, this property offers an exciting combination of land, location and future potential, with the added advantage of town water, along with being bordered by three roads – the Olympic Highway, Pestells Lane and Habermans Lane.

The property is already in two titles, zoned a mixture of RU4 Primary Production Small Lots and a small portion of E3 (Productivity Support) along Olympic HWY, with the potential to subdivide into approximately 5-acre lots (subject to council approval and all relevant requirements).

The existing two-bedroom fibro home, with a separate sleepout, is an older-style residence that requires some work but provides a solid starting point. A modern bathroom and new floor coverings have already been added, while air conditioning, two toilets and a practical mudroom provide added comfort and functionality.

Outside, the land gently undulates through a picturesque Australiana setting, featuring two creeklines, scattered established trees and an impressive landscape overall. There is plenty of scope for livestock,

3 1 2

**FOR SALE**
Guide $890,000 - $920,000

**VIEW**
By Appointment

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

hobby farming, a lifestyle property or future development, subject to approvals.

The property is well equipped for rural use with an equipped bore, town water, cattle yards complete with crush and ramp, an old carport, storage shed and additional garden shed/storage area.

With substantial acreage, multiple road frontages, town water and potential for subdivision, all within such close proximity to town, properties of this nature are seldom offered to the market.

Whether you're looking for a rural lifestyle, a property with future development potential, or simply want the space and freedom that 47 acres provides, this is an opportunity well worth exploring.

Contact Adam Strong on 0427 102 420.
Disclaimer: The above information in full and extract form has been furnished to us by the vendor of the property. We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate. The property is being offered for sale as per the Contact for Sale and interested parties should rely on their own legal advice as to the accuracy of the Contract.

## MORE DETAILS

| | |
|---|---|
| Property ID | BPYH6T |
| Property Type | House |
| Land Area | 47 acre |
| Including | Toilets (2) |











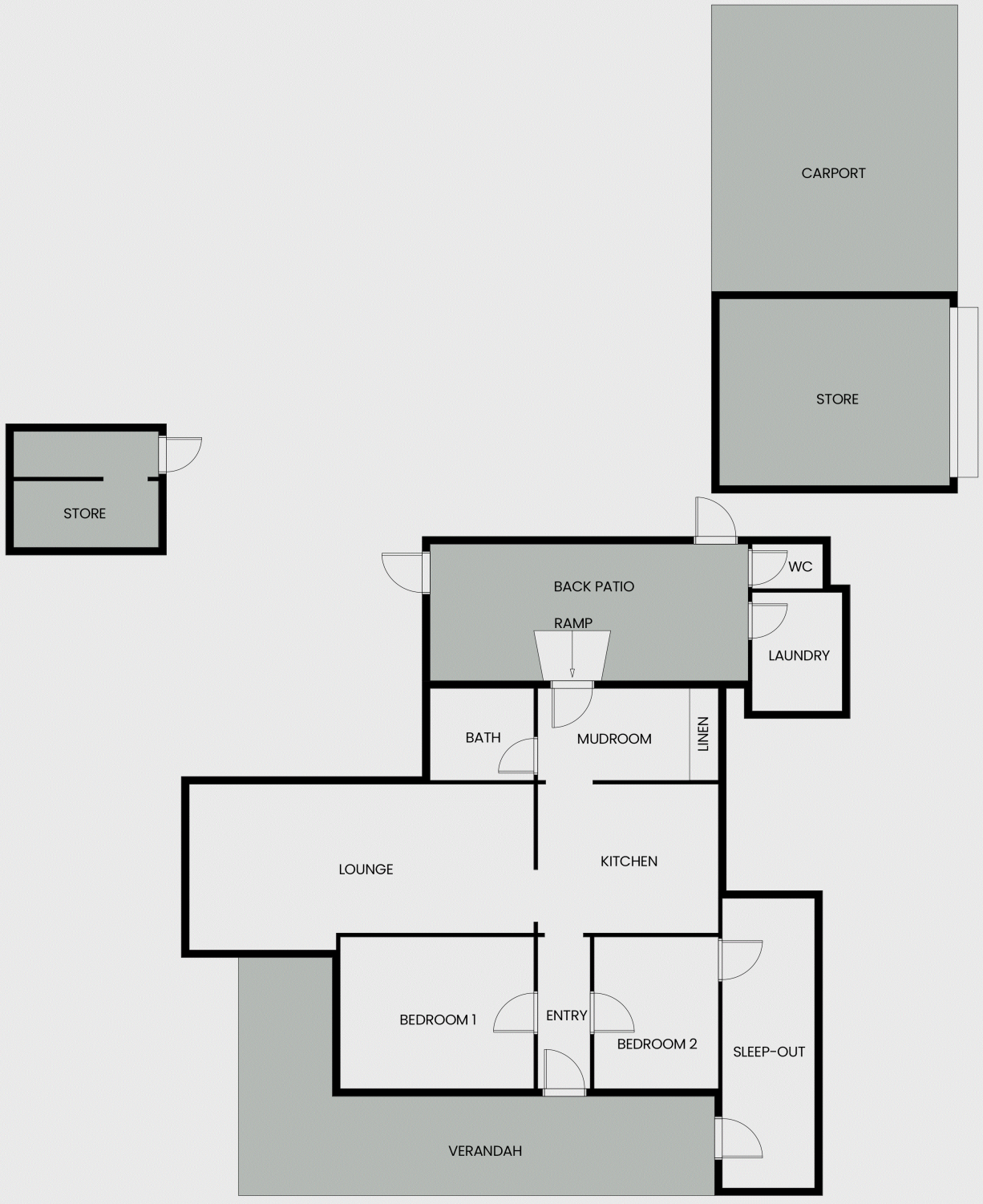
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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
LJ Hooker gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.




FLOOR PLAN

LJ Hooker

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