

212 High Street, Kyneton, VIC, 3444

Land For Sale

Saturday, 16 November 2024

BROADHURST
Macedon Ranges | Central Highlands | Spa Country

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Type: Land

Panoramic River Valley Views

This distinctive 4,177 sqm (approx.) building block, ideally positioned on the town's edge offers unparalleled views over the Campaspe River valley. Gently sloping towards the south-west, this triangular plot has a stunning rural outlook, bordered by zoned farmland.

Situated at the corner of High Street and Clarke Crescent, the property boasts key infrastructure already in place, including a sturdy corrugated iron shed, secure fencing, and convenient access to electricity, gas, water, and NBN services. Income generating from the outset, a current tenant ensures approx. \$12,000 rent pa.

The surrounding neighbourhood features grand, architecturally designed homes, taking full advantage of the breathtaking sunset views. Inspired by the area's refined residences, the current owners have secured a planning permit for a bespoke Colourbond 'barn-style' home. The approved design spans 150 sqm and includes a 66 sqm space for a home-based business, along with an 85 sqm area dedicated to multi-generational living or guest accommodation. The plans also feature meticulously landscaped gardens, enhancing the property's appeal.

This land is more than just a block-it's an opportunity to build a remarkable home or make a savvy investment in a sought-after location.

**** We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.**