

**90 Clemens Ln, Myrtleford, VIC, 3737**



**Land For Sale**

Wednesday, 20 November 2024

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Type: Land



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## **44 Acres with Planning Permit**

Situated on Clemens Lane on 44.13 acres of land with the pristine Buffalo Creek. This exceptional lifestyle property offers a rare opportunity to build your dream home. A planning permit has been obtained via a farm plan growing Iris flowers and Chestnut trees.

The land gently slopes towards the creek, ideal for grazing, while the majority remains untouched, preserving the natural bush and its diverse ecosystem. Imagine the possibilities - a secluded retreat, a haven for wildlife, or a canvas for your own personal vision.

A sealed road leads to the property's entrance, ensuring easy access while maintaining its secluded charm. The town centre is just a short 2.5 km drive away, offering convenient amenities and a vibrant community.

Don't miss this chance to own a piece of paradise in Myrtleford. Embrace the serenity, the stunning views, and the endless potential of 90 Clemens Lane.