

**250 Hamilton Road, New Gisborne, Vic 3438**

**Lifestyle For Sale**

Tuesday, 7 January 2025



250 Hamilton Road, New Gisborne, Vic 3438

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 5 m2**

**Type: Lifestyle**



Jason Kennedy  
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## Contact Agent

Kennedy and Hunt Real Estate is proud to present 250 Hamilton Road, New Gisborne, to the market - an outstanding development opportunity within the recently adopted Gisborne Futures Structure Plan. This is your chance to unlock the potential of this significant 5.34 ha (approx.) parcel, which boasts the largest proportion of medium-density residential zoning (STCA) within the framework plan. Medium-density residential zoning under the plan allows for 50 – 75 (max) dwellings per hectare, making this an exceptional investment opportunity. The vision outlined within the future plan, "will see New Gisborne become a vibrant, self-sufficient, and sustainable community that provides for the daily needs of residents within a compact, walkable catchment, set against the magnificent backdrop of the Macedon Ranges".

**Key Property Highlights:**

- Precinct 2 – New Gisborne Medium Density in Gisborne Futures Structure Plan Adopted July 2024
- Largest medium-density parcel within the framework plan
- Current zoning: Rural Living Zone
- Views of the Macedon Ranges
- Divided into numerous fenced paddocks
- Town Water
- Walking distance to Gisborne Railway Station
- Easy access to the Calder Freeway
- Adjacent to the newly opened Macedon Ranges Sporting Precinct
- Close to schools and other amenities
- Potential to earn rental income from the existing house while waiting on planning changes

**The Existing Residence** - Privately set back from the road, the current character-filled home offers tranquil country living. A welcoming verandah leads into an open plan living / dining / kitchen area featuring an updated kitchen with a large island bench and walk-in pantry. The home includes four generously sized bedrooms plus a study/nursery. The elevated master bedroom suite, with ensuite, WIR, and sliding doors onto the balcony, has been designed to maximise the peaceful views across the property and the Macedon Ranges. A separate bungalow is perfect for teenagers or extended family. Completing the property is a two car carport, two car garage, a 7.6m x 20m (approx.) shed with workshop and stalls, plus additional shedding. This property offers incredible development potential while providing immediate rental income or a picturesque lifestyle retreat. Contact Jason Kennedy on 0417 383 235 for further information on this unique opportunity. **\*\*\*PHOTO ID REQUIRED AT INSPECTIONS\*\*\***

**DISCLAIMER:** All dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the Vendor or Agent. All prospective buyers must undertake their own due diligence.

**Consumer Affairs Due Diligence Checklist:**  
<https://www.consumer.vic.gov.au/housing/buying-and-selling-property/checklists/due-diligence>