

1850 Pound Road, Cardinia, VIC, 3978

Elders

Rural For Sale

Sunday, 3 November 2024

1850 Pound Road, Cardinia, VIC, 3978

Bedrooms: 4

Bathrooms: 2

Type: Rural

A significant landholding adjoining major residential developments

Elders is pleased to present for sale 'Merlin Park', a significant landbanking opportunity, adjoining major residential developments and positioned in the City of Casey, one of the fastest growing municipalities in Australia.

Spanning across 54 hectares (134 acres)* of prime productive land, 'Merlin Park' benefits from two extensive road frontages (including frontage to an intersection of four key arterials), quality four-bedroom residence, manager's accommodation and extensive working improvements.

Key investment features:

- Total land area: 54 hectares (134 acres)*
- Extensive frontage to Pound Road and Muddy Gates Lane, in addition to boasting frontage to an intersection of four key arterials including Pound Road, Muddy Gates Lane, Pattersons Road and McCormacks Road
- Quality four-bedroom residence and separate manager's accommodation
- Extensive machinery, sundry and support infrastructure, in addition to equine facilities with capacity for significant income earning capabilities
- Strategically subdivided into 68* main paddocks*, with 36* containing horse boxes
- Tree-lined driveways with plantations surrounding all paddocks throughout the property
- Ideally located 6km* SE Clyde North, 10km* E Cranbourne and 28km* SE Dandenong

The natural progression of development boundary's 'Merlin Park', providing excellent future development opportunities (STCA).

'Merlin Park' is being offered for sale via Expression of Interest closing Thursday 12th December at 4pm.

Carlo Taranto 0418 368 739
Nick Myer 0427 610 278
Elders Melbourne
Land Development Specialists

* denotes approximately