

**119 Valley View Lane, Main Ridge, Vic 3928**

**KAY & BURTON**

**Residential Land For Sale**

Thursday, 19 October 2023

119 Valley View Lane, Main Ridge, Vic 3928

Area: 6 m2

Type: Residential Land



Tom Barr Smith  
0438368020



Meg Pell  
0403161105

## **Expressions of Interest Close 30 November at 1pm**

The last elevated property along a quintessential country lane, with outstanding views over Main Creek to the Flinders hinterland beyond. This undulating 16-acre (approx.) allotment presents an opportunity with unlimited possibilities, with residential planning approval in place to craft a new residence that maximises its lifestyle appeal. Entry through the secure hedge boundary reveals sweeping 180-degree views across the rolling countryside, encompassing some of the peninsula's most significant land holdings bordered by the verdant expanse of Greens Bush National Park. Its softly tapering allotment features an established truffière with majestic Oaks, Pines and Hazlenuts, producing world-class truffles favoured by the Mornington Peninsula's best chefs and restaurants. A rustic barn sits atop the hillside clearing, with planning permit approval for the home of your dreams. Additional features include power, plumbing, wood fire heater, loft bedroom, septic system, full orchard irrigation, and a commercially licensed bore. Coming across a naturally beautiful parcel of land with an established and productive truffière is incredibly scarce. Absolute seclusion, privacy, and tranquillity await along one of the peninsula's most picturesque laneways, with an operational agricultural enterprise ripe for expansion, or simply sit back and enjoy the view of the valley.