

1260 Manks Road, Koo Wee Rup, Vic 3981

Sold Residential Land

Tuesday, 5 September 2023

1260 Manks Road, Koo Wee Rup, Vic 3981

Area: 24 m2

Type: Residential Land



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Contact agent

Raine and Horne Land Victoria Is Delighted to present this supremely rare and exciting opportunity to acquire a vast land holding for sale by Expressions of Interest closing on 21st of July 2023 at 5pm (AEST). Sweeping across a spectacular 60 acres* and compassing two dwellings for family accommodation this incredible parcel is ready to impress investors, land bankers, farmers or sub-urban dwellers. Parcels of prime agricultural land such as this with absolute sealed road frontage will become harder and harder to obtain. Located just steps away from the Koo Wee Rup township, and also has easy access to the South Gippsland Highway. This enriching investment opportunity features the following key attributes:

- This parcel encompasses 2 titles of 40 and 20 acres
- Featuring house with 3-bedrooms.
- 2 large Storage Sheds with Concrete Floors
- 27.5 Megaliters of water rights
- Cattle Yards, a Stock Bore, a Turkey Nest Dam covering 2 acres
- Water Commission Drain, Underground Drainage
- 20 acres of bare farmland, as well as a plethora of fenced paddocks.
- Located within one of the fastest growing municipalities in South East.

Proximity and Amenities:

- 4 Minutes to Koo Wee Rup township and Koo Wee Rup Primary school
- 6 Minutes to Cardinia Township
- 8 Minutes to Pakenham South Industrial Area.
- 10 Minutes to Pakenham Railway Station
- 8 Minutes to Monash Freeway
- 20 Minutes approx. from Cranbourne and all the amenities.
- Easy access to the South Gippsland Highway
- Primed for new ownership there is plenty of scope for implementation of a fresh round of new ideas and innovation.

Situated in the City of Cardinia bordering the City of Casey which currently stands as one of the fastest developing growth areas, where by 2031 is expected to accommodate around 403,314 people, this property is one not to be overlooked. Being in close proximity to expanding Urban Growth Zone and with immediate possibility of the proposed airport in South East, this parcel speaks volumes for land bankers and investors. For more details please contact: Atul Sama on 0450 470 266 Amandeep Singh on 0433 314 000 Rakesh Rampal on 0426 979 240 Interested parties should conduct their due diligence prior to making any submissions

Due Diligence Checklist - <http://www.consumer.vic.gov.au/duediligencechecklist>