

170 Main Neerim Road, Drouin, Vic 3818



Sold House

Friday, 27 October 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 2 m2

Type: House



Elise Davidson

Contact agent

Situated on the fringe of town within easy reach of Drouin's town centre as well as convenient Freeway access, awaits this extremely rare 5.99 Acre property providing superb opportunity for immediate development STCA, or scope for the lifestyle buyer wishing to land bank and reap future rewards! This 46.2sqm double bricked quality home features timber vaulted ceilings, 4 bedrooms, 3 living areas, 2 bathrooms, 2 car garage plus multiple shedding in prime position featuring majestic and breathtaking mountain views! Drouin (Baw Baw Shire) is in one of the fastest growing regional growth corridors and with its unique access and proximity to Metro Melbourne it's no wonder so many investors/developers are hedging this way. Key Features: • 5.99 acres/2.428ha Low density Zoned land. • Current feasibility study available proposing a 5 - lot subdivision with the central lot retaining current residence and shed. (STCA) • Huge 15 X 25 m industrial shed plus 2 other sheds - all with concrete flooring & power. • Potential is only limited to your imagination and town planning guidelines! The property also lends itself to a multitude of different pursuits including those wishing to work from home. Drouin Fundamentals: • Population: 14,764 • 3.5km to V-Line train station • 11.7% increase in median house value 2022 • \$620,000 median house price (data sourced from CoreLogic, Census 2021) This amazing piece of real estate with endless potential is not to be missed! Contact us today.