

# 23 Rifle Butts Road, Mansfield, Vic 3722

## Residential Land For Sale

Wednesday, 12 June 2024



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Area: 4856 m2

Type: Residential Land



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**\$720,000 - \$790,000**

Not just a shed but a world of opportunities for work, rest and play in this prime location. Inside there's a well insulated office or potential bedroom (STCA) with a large storage loft, a cool games room/mancave, a secure storeroom, private WC plus a great workshop with 3 phase power and an internal high span roller door. There are plans and permits in place for a new home or you could design your own and simply apply for an amendment. We recommend building at the Eastern end of the property with nice big windows to capitalise on the spectacular Buller and Timbertop views on offer. You can enjoy a relaxed country lifestyle and maybe work from home on the edge of town, as the rural living zoning allows flexible usage and protection from future subdivision. Kids can ride their bikes to school or on the awesome mountain bike track down Rifle Butts Road...or maybe you want to keep a pony or two. There's lot of options here!