

# 230 Lillico Road, Warragul, Warragul, Vic 3820

## Residential Land For Sale

Saturday, 13 April 2024



230 Lillico Road, Warragul, Warragul, Vic 3820

Area: 1 m2

Type: Residential Land



Aman Pannu  
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Dev Sandhu  
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## Expression Of Interest (Urban Growth Zone)

**Property Overview:** Nestled within a 4.13 acres expanse, 230 Lillico Road, Warragul presents a rare opportunity for a self-sustaining lifestyle paired with the potential for significant future value. Perfect for families yet sitting on the cusp of the Urban Growth Zone, hinting at substantial future growth potential. **Development-Ready:** The land is ready for development, with the groundwork done by the neighboring Lillifield Estate. All the hard work has been taken care of, offering you a streamlined path to turning this blank canvas into a thriving community hub. We present this golden opportunity at a compelling price, making it an attractive proposition for astute investors and developers alike. **Seize the chance to capitalize on the groundwork laid by Lillifield Estate and take your vision to the next level.** **Endless Possibilities:** Lillifield Estate has paved the way, and now it's your turn to shape the future with 4.13 acres, possibilities to get plans permit for minimum 24 residential lots. The potential is limitless (Subject to Council Approval - STCA). **Home Description:** The large family home, built in a Hamptons Style, exudes quality and charm. **Bedrooms:** Four spacious bedrooms, including a main bedroom with an ensuite and walk-in robe. **Living Space:** An open-plan kitchen and living area, perfect for family gatherings. **Additional Spaces:** An upstairs retreat and a study with built-in shelving. **Kitchen:** The heart of the home features stone benchtops, two dishwashers, and modern appliances. **Butler's Pantry:** Adjacent to the kitchen, the butler's pantry provides ample space for appliances. **Outdoor Amenities:** A solar-heated pool awaits outside. **Garage and Driveway:** A substantial double car garage and a long private driveway complete the package. **Quality Features:** Ducted heating and cooling, hardwood floors, detailed architraves, French doors, and a 4.6kw Solar Panel System enhance the home. **Don't Delay, Make an Offer Today:** This rare opportunity won't wait. Act now and make your mark on this flourishing region. **Inspection:** Arrange an inspection to appreciate this impressive property firsthand. **Disclaimer:** Lifestyle & Acreage real estate has taken all reasonable steps to ensure that the information in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained in this advertisement.