

**255 McDonalds Drain Road, Koo Wee Rup, Vic 3981**

**Acreage For Sale**

Friday, 3 November 2023



255 McDonalds Drain Road, Koo Wee Rup, Vic 3981

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 7 m2**

**Type: Acreage**



Karen Day

0490242303

**\$1,400,000 - \$1,540,000**

Located in the much sought after Koo Wee Rup, this 17.5-acre property offers a rare opportunity for those seeking a slice of rural paradise. Koo Wee Rup is renowned for its serene countryside ambiance while still being conveniently close to essential amenities. Boasting a substantial 2.2-meg water licence, this acreage is perfectly suited for agricultural pursuits, lifestyle living and has investment potential. With a prime location, abundant water resources, and stunning natural beauty, this property is a blank canvas ready for your vision to come to life. The 2.2-meg water licence is a precious asset for agricultural endeavors. It provides ample irrigation for a variety of crops or farming activities, making it an ideal property for horticulture, viticulture, or any other agricultural pursuit ( STCA ). The home itself is an original weatherboard residence offering two great sized bedrooms plus family bathroom, a good size kitchen with plenty of cupboard space, lounge and dining room, wood heater and new split system heating/cooling satisfying all your needs. The disused dairy has 2 bedrooms plus a large living area and bathroom. This amazing little cottage is ready for the adult kids or the in-laws. The land features 5 separate paddocks, all with water and fully fenced making it ideal for horses, cattle. As the demand for rural properties continues to grow, this acreage property represents a solid investment. The combination of size, water rights and location ensures a bright future for potential appreciation in value. Call Karen Day for more Information on 0490 242 303.