

2700 Ballarto Road, Koo Wee Rup, Vic 3981

Residential Land For Sale

Wednesday, 12 June 2024

Raine&Horne.
Land Victoria

2700 Ballarto Road, Koo Wee Rup, Vic 3981

Area: 33 m2

Type: Residential Land



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Contact Agent

A very close proximity to urban development, Raine & Horne land is very excited to present this 83 acres (approx) land of opportunity. With having half a kilometre road frontage and a long cypress-lined driveway, the property currently operates as a horse-training facility with sixteen stables, 4 paddocks, machinery shed and a horse training track, which provide all the essential infrastructure for any number of equestrian. This magnificent property is your chance to own a true piece of paradise. Live, work and relish the exciting potential of this premier property, delivering a once-in-a-generation opportunity that will inspire a unique rural tree change like no other, right on the door step of Cardinia. Ample of water supply with newly installed bore, supplying stables and all paddocks and yards. Amenities and Locations:

- On the door step to Cardinia Primary School
- On the door step to Cardinia Township
- 6 Minutes to Cardinia Creek South PSP (off Ballarto road)
- 8 Minutes to Officer Employment PSP
- 8 Minutes to Monash Freeway

This is an ultimate opportunity for land bankers and investors.

- More than adequate infrastructure providing the ability to run a profitable business venture.
- Substantial size sheds.
- Highly strategic land parcel to capitalize on future growth.

Positioned in an attractive pocket of Koo Wee Rup, the future growth region

Current Developments and Future Possibilities:

- Ballarto Road is one of the Major Roads of Southeast of Melbourne which Connects many suburbs and is under planning to have major infrastructure like Railway Station and shopping centre in the future (STCA).
- Positioned on the Border of Cardinia and Koo Wee Rup (first Property of Koo Wee Rup) and Pakenham South.
- The infrastructure development in the area includes widened roads ie Koo Wee Rup Bypass, which connects Monash Freeway and South Gippsland Highway.
- Major Road constructions always attracts new Developments and Business for local people.
- With increase in population and immigration, New housing demand will increase and will be a push for future rezonings for the Government (STCA).
- Position is the Price for this Land.
- This property lies in the center with the developments coming from Ballarto Road and McGregor road.
- The Victoria State Government target of 800,000 homes in a decade to accommodate the high population growth in Victoria. 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. For more details please contact: Atul Sama (Sunny) on 0450 470 266 Amandeep Singh on 0433 314 000 Interested parties should conduct their due diligence prior to making any submissions Due Diligence Checklist - <http://www.consumer.vic.gov.au/duediligencechecklist>