

**27A Cummins Lane, Mount Eliza, Vic 3930**



**Acreage For Sale**

Thursday, 11 January 2024

27A Cummins Lane, Mount Eliza, Vic 3930

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 5135 m2**

**Type: Acreage**



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**\$1,190,000 - \$1,298,000**

It sounds like you've come across a remarkable opportunity to acquire a sizable parcel of land in the exclusive Woodlands location of Mt Eliza. Here's a breakdown of the key features and potential:

- Location:** - The land is situated in a highly sought-after Woodlands location in Mt Eliza. - Secluded at the end of Cummins Lane, adding a sense of privacy and exclusivity. - The area is known for its natural beauty, abundant birdlife, and native wildlife.
- Property Features:** - The vacant parcel of land is sizable, measuring approximately 5186sqm (5,186 square meters). - The land is gently undulating, providing an interesting topography. - The property is surrounded by distinguished properties, indicating a prestigious neighbourhood.
- Proximity to Amenities:** - Despite its secluded location, the property is said to be only a short drive away from prestige/elite schools, Village shops, parks, and pristine beaches. This suggests a convenient lifestyle with access to essential amenities.
- Building Potential:** - The property offers a generous building envelope of approximately 436sqm, providing ample space for a significant residence, designed to accentuate the natural beauty of the block. - There's a mention of the opportunity to design the "grand design" of your dreams, suggesting flexibility in architectural choices or the ability to build immediately.
- Outdoor Features:** - The property has potential for outdoor amenities, such as a sparkling inground infinity edge pool, enhancing the lifestyle opportunities.
- Hobby Venture Possibility:** - The existing vineyard on the property is highlighted, raising the possibility of turning it into a hobby venture. This could appeal to those interested in viticulture or winemaking.
- Rare Opportunity:** - The description emphasizes that this is one of the last remaining blocks in this prestigious pocket, indicating a rare opportunity to secure a piece of land in this exclusive area.
- Rural Serenity:** - The property is described as offering rural serenity, providing a peaceful and tranquil environment.
- Imagination and Design:** - The language encourages potential buyers to let their imagination run free and start designing their forever family sanctuary in the stunning bushland surrounds. Considering these features, it appears to be an attractive prospect for someone looking to create a unique and luxurious residence in a highly desirable and private setting. It also provides opportunities for outdoor activities and potentially even a hobby vineyard. However, before making any decisions. Contact agent for Plans and Permits. It's important to conduct thorough due diligence on zoning regulations, permits, and any other relevant factors.