

**38 Amphlett Avenue, Cockatoo, Vic 3781**

**Residential Land For Sale**

Tuesday, 7 May 2024



**38 Amphlett Avenue, Cockatoo, Vic 3781**

**Area: 6020 m2**

**Type: Residential Land**



Katie Woods



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**\$550,000 - \$600,000**

Woods Estate Agents is thrilled to present this unique opportunity, tailor-made for our alternative and out-of-the-box thinkers. Here's what's in store:

1. 6000m<sup>2</sup> of Land: This oasis offers privacy and seclusion, just a stroll away from Cockatoo Primary School, public transport, and the township. Enjoy a delightful creek running through the property, fed by a nearby spring-fed dam.
2. A Huge Tiny Home: Step into this custom-built Tiny Home, boasting a spacious 9m x 3m x 4.5m layout with a double loft. Architectural cladding in Monument and Western Red Cedar exterior blend modern design with natural surroundings seamlessly.
3. Town Planning Application: Dreaming of a new build? We've got you covered with a town planning application ready to go for a 4 bedroom, 2 bathroom dwelling. Plus, enjoy the flexibility of redesigning to your preferences or even keeping the property as is with just the Tiny Home.

**The Land**

- Low density residential zoning
- 2 x Electricity connections to front & rear
- Pressure sewerage connection in progress
- 23,500 litre water tank
- All year spring fed creek
- NBN available
- Fully fenced - post and wire to the sides and rear
- Front fence and electric gate
- Driveway & Crossover

**The Tiny**

- Internal timber cladding and timber floors
- Reclaimed cedar windows and doors
- Feature stained glass windows
- Main bathroom with shower, toilet, laundry and storage
- Kitchen includes ceramic electric stovetop, oven & dishwasher
- Split system installed for heating and cooling
- Connected to electricity
- Mains sewer connection in progress
- Hot water instant gas
- Deck on front and back entrances

**The Proposed Dwelling**

- Fully funded town planner/project manager for the entire application process with council
- Includes all initial reports, architectural drawings and documentation ready to submit.

**Local's Secret:** Indulge in local produce just a short drive away at Mapleridge Local Produce roadside store, offering fresh eggs, honey, and homemade spreads. And come summer, treat yourself to blueberries, raspberries, and blackberries from Fielderberry Farm, just waiting to be picked. Don't miss out on this exceptional opportunity packed with potential.