

# 42 Payne Road, Beaconsfield, Vic 3807

## Sold Acreage

Saturday, 2 December 2023

42 Payne Road, Beaconsfield, Vic 3807

**Bedrooms: 3**

**Bathrooms: 2**

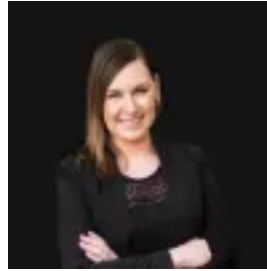
**Parkings: 2**

**Area: 4 m2**

**Type: Acreage**



Peter Watson  
0397076000



Tara Walters  
0397076000

## Contact agent

A superb, elevated farmlet encompassing 4.23 ha (10.4 acres) on a sealed road literally a few minute's drive to either Beaconsfield shopping hub or Berwick Village. Set amidst the scenic foothills and adjoined by valuable lifestyle holdings it presents the perfect setting for the establishment of a private family retreat. The existing dwelling situated at the front of the property is currently let and eminently livable, it will provide an income stream or place of residence subject to your needs. Those with vision will also see the potential to build (STCA) on the higher reaches of the property to capitalise on the outstanding aspect (North/ North Eastern). The property is cleared, pastured and includes a small vineyard and 2 dams. With single acre lots on Berwick and Beaconsfield's fringe now commanding enormous premiums this manageable small acreage is both comparatively affordable value and a future growth prospect given its proximity to urban centres. We encourage your private viewing of this exceptional property. (you cannot do it justice driving past!) For sale by expressions of interest ESR \$1,700,000 - \$1,870,000