

21 Renown Road, Balnarring, Vic 3926

THE COAST

Acreage For Sale

Wednesday, 19 June 2024

21 Renown Road, Balnarring, Vic 3926

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 2 m2

Type: Acreage



Jackie Wright
0359831980



Andrew Wright
0481310010

Administrators Auction | \$2,800,000 - \$3,080,000

Administrators Auction | Saturday 20th July @ 11:30am This one-of-a-kind 2.83-hectare (6.99-acre) approx. property offers the best of both country and coastal lifestyles. With easy access to the vibrant village centre and the spectacular bay beaches just down the road, this prime location is an opportunity not to be missed. The private entry leads through a buffer of native shrubs and opens to a gently sloping lush pasture to the west. Here, you can enjoy expansive views across the adjoining farmland, Merricks hills, and hinterland, gifting you with spectacular sunsets and starry nights. With 2.83 Ha (approx.) zoned Green Wedge and the balance of 2,000m² (approx.) zoned General Residential, a unique opportunity exists to subdivide and develop the General Residential zoned land into one or two allotments (STCA). In the meantime, move right into the cozy 2-bedroom homestead featuring a classic wide verandah that extends around the western entry and living areas, ensuring you capture the views across the property and the stunning sunsets over the distant hills. The property is well laid out with two securely fenced larger paddocks, each with a small dam, and a lower paddock, providing flexibility for horses, livestock, or crops. There's ample shedding, including a three-bay machinery shed (14.5m x 7.5m approx.) with high clearance, a 6m x 9m (approx.) feed store/machinery shed, small shelter shed, three-phase power and town water, making it an easy place to manage. Inside, the spacious living and dining room is finished with polished hardwood floors that extend to the meals and kitchen area, all enjoying stunning views across the paddocks to the northwest. The kitchen has a simple, functional design and a large peninsula benchtop adjoining the meals area. Down the central hall are two good-sized bedrooms, both with robes, a family bathroom with shower and bath, and a laundry with access to the rear. This unique small acreage property, with its convenient central location, provides the perfect canvas to set down your family roots and build the dream you've always wanted (STCA). Don't miss this rare opportunity to secure your slice of paradise. Features include:

- 3 Paddocks with well-maintained fencing and 2 dams
- Open plan living with timber floors
- 7.5m x 14.5m (approx.) three-bay machinery shed
- 6m x 9m (approx.) feed store/machinery shed & small shelter shed
- Opportunity to subdivide, renovate, rebuild (STCA)
- Easy walk to Tulum store, foreshore reserve and Balnarring Village
- Total of 2.83 Ha (approx.) comprised of Green Wedge Zone Schedule 2 & General Residential Zone Schedule 1