

110 Old Callignee Road, Callignee, VIC, 3844

Land For Sale

Thursday, 10 October 2024



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Type: Land

Embrace The Lifestyle!

Discover the perfect blend of tranquillity and potential at 110 Old Callignee Road, Callignee, an expansive 10-acre block (approx.) offering a rare opportunity to build your dream rural escape. With an approved planning permit for a spacious 29 square home and massive a 15m x 8m shed, you have the freedom to create a modern homestead, a cozy family retreat, or an off-grid sanctuary.

Conveniently located just a short drive to Traralgon South's general store and primary school, and only 15 minutes from Traralgon, this property provides the perfect balance between peaceful rural living and access to all essential services, shopping, dining, and entertainment.

Key Features:

- Cleared dwelling site of approximately 1.2 acres, ready for your home build, with cleared paths leading to a scenic dam—perfect for relaxing walks or enjoying the peaceful natural surroundings.
- Perimeter fencing with partially cleared trees, offering a mix of privacy and a connection to the surrounding landscape.
- Water infrastructure: A pump draws from the dam to a tank that would service a veggie garden & two 50,000L (approx.) concrete water tanks.
- Power and phone line connections already run to the boundary, simplifying your setup and giving you immediate access to essential services.
- Zoned as 'Rural Living', this is the perfect spot for establishing a home, hobby farm, or even sustainable living.
- Environmental Plan & Native Vegetation report completed, with permission to remove additional trees to develop the property to suit your needs.

This property is all about living in harmony with nature. Surrounded by natural beauty, you can start your day with the peaceful sounds of the countryside, enjoy the sunsets by the dam, or simply relish the privacy and serenity that comes with such a unique block. It's ideal for anyone looking to escape the hustle and bustle, breathe in fresh country air, and create a self-sufficient, sustainable lifestyle.

This property is more than just land; it's a lifestyle opportunity. Whether you're looking for a quiet weekend escape or a permanent move to the countryside, this is your chance to enjoy the best of rural living. For further information contact Josh Buckle at 0427 333 156. (Information on approved dwelling available on request.)