

13 Henderlyn Retreat, Warragul, VIC, 3820



Land For Sale

Friday, 16 August 2024

13 Henderlyn Retreat, Warragul, VIC, 3820

Type: Land

Great Views! Elevated & Private Location. Only 5 Lots. Titled. Fully Serviced With Power, Water, Sewer, Nbn And Gas. Only 2km To Town Centre.

The Phone Code for this property is: 80547. Please quote this number when phoning or texting.

Fully titled and with all utilities, so construction of your home can start as soon as you wish.

#5 Henderlyn Retreat (Lot 2) and #17 Henderlyn Retreat (Lot 5) can also be made available for sale.

Power, town water, NBN and gas are connected to each Lot.

Each of the five Lots is connected to the town sewer system. That means no messy septic tank!

So you avoid the cost of installing and maintaining septic tank systems.

(Note: Septic tanks require a large area of land to be set aside to absorb the outflow. That area cannot be built on)

This is a special opportunity to create the lifestyle you want. Get all the benefits of town living but with great space for gardening, kids to play, privacy and relaxation. There are very few properties of this size within the town boundaries.

The estate sits in rolling country with expansive views to the Baw Baw plateau in the north, west over the town and south to the Strzelecki Ranges. There are large, mature trees on the neighbouring properties providing a very pleasant surrounding environment.

The estate is in a "Low Density Residential" zone, located just over 2 km northeast of the Warragul CBD and train station.

The M1 freeway is only 4 km away, Pakenham is 44 km, Dandenong 75 km, while Melbourne's CBD is only 100km. The city is near enough but far enough!

#13 is one of only five lots in the Henderlyn Estate, which is arranged in a private cul-de-sac. It is the second lot to be released. Each lot is at least 2000 square meters.

Covenants apply to each of the five lots to protect the value of each property. As an example, future subdivision into smaller lots will not be permitted.

Access to the estate is via a landscaped private entrance. Being a cul-de-sac there is no through traffic.

#13 Henderlyn Retreat (Lot 4) offers ample space to create the home and garden of your dreams.

So whether you want to build a wonderful garden, grow vegetables, plant fruit trees, put in a swimming pool or have green outdoor space for children to play and adults to relax you will have the space to be able to do all of it.

The private access road, the secluded setting of the estate and there being only five Lots creates an inherently safer local environment for children than is found in a standard or typical street setting.

Warragul is a vibrant town offering many facilities, including the West Gippsland Arts Centre, the West Gippsland Hospital, many sporting facilities, cinemas, restaurants, hotels and cafes as well as a wide variety of retail shops and services.

Within easy driving distance are the Baw Baw plateau, National Park and ski field, the beautiful Strzelecki Ranges, the South Gippsland coast and much more. Melbourne's CBD is just over an hour away, so it's very easy to enjoy the benefits

of the city such as art galleries, football and live theatre without the cost and hassle of living in the city.

The Henderlyn Retreat estate is limited to only five blocks, has long views due to its elevated location and is very private. It allows you to avoid the drawbacks of buying in large, bland "cookie-cutter" subdivisions.

Feel free to contact us with any questions you may have.

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