

**85 Mount Charlie Road, Riddells Creek, VIC, 3431**



**Land For Sale**

Wednesday, 18 September 2024

85 Mount Charlie Road, Riddells Creek, VIC, 3431

Type: Land

## **CAPTIVATING 10.55 ACRE BUILDING BLOCK WITH UNRIVALED PANORAMIC VIEWS**

A once-in-a-lifetime opportunity awaits you with this remarkable 10.55acre property, boasting an approved building envelope and breathtaking panoramic views. Marvel at the ever-changing vistas that include Mount Gisborne in the south to the Melbourne skyline in the east and the majestic Great Dividing Range and Cobaw Ranges in the north-east. This location offers what can only be described as the best panoramic views in the Riddells Creek area and only 4.6kms from the town centre. In this location, the opportunity to plan and build your dream home, offers the perfect blend of tranquility and accessibility. The property features an established driveway, a self-contained shed, a 3-car carport, 3-phase power, a sizable dam and a 12,000-gallon (approximately) concrete water tank servicing the shed. Roaming native wildlife, windbreaker pine hedges and a diverse array of native trees scattered throughout the property enhance its country charm and liveability. The spacious shed boasts a kitchen and living area with a 900mm oven, vaulted and lined ceiling, a split system and a combustion fire. It also offers 2 bedrooms, a modern bathroom and a separate laundry area, with convenient access to the carport and storage space. Electricity and town water are connected (although the shed is serviced by the water tank) with bottled gas on-site. An approved building envelope on the property opens the door to your dream home. With intelligent planning and design, you can maximize your extraordinary vista and create a residence that complements this exceptional location. This property represents an opportunity that should not be missed. To experience its grandeur firsthand, arrange a viewing by contacting Helen Sankey directly at 0421 314 596.

**NO ACCESS TO THE PROPERTY WITHOUT THE PRIOR KNOWLEDGE AND CONSENT OF THE LISTING AGENT**