

120 Buckleys Island Road, Yarram, Vic 3971

Professionals

Lifestyle For Sale

Tuesday, 2 July 2024

120 Buckleys Island Road, Yarram, Vic 3971

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 4 m2

Type: Lifestyle



Ian Seed

\$475,000-\$495,000

Small acreages are difficult to find within the district; however, to find one within 3.5 kilometres of the Yarram Post Office is extremely rare. Situated within a desirable area of Yarram, this land is amongst many quality homes and qualifies as a strong investment for the future. The two-room brick bungalow has now been painted on the outside and had new guttering installed to preserve it. The structure is sound. Current owners have had the power connected and installed a new 43000 litre water tank. Not sure whether the leaning thunder box will pass building and pest inspection?. The opportunity here is twofold: (1) Apply to the Council for a Building Permit to extend and renovate the existing building OR (2) make application to the council to build a new home on the land. Select the existing homesite at the front of the property or choose another location on this picturesque land. The Zoning is Residential/Rural!, This prestigious part of Yarram is eagerly sought. The many gumtrees on the property exude a sense of peace and tranquillity. This is a prized finding for a family or investor to build their financial future. There are no easement restrictions with quality rural fencing on external boundaries. This small acre farmlet style property represents excellent value when compared to others. Keenly priced to sell, it is expected that buyers will likewise see the value in this offering. To inspect this property, please call the office at 03 5114 6552 or 0436 036 646. We expect the enquiry to be swift based on the offering itself and its attractive price range. We are open 7 days per week.